

CASE SUMMARY

APPLICATION TYPE: TTCDA

BUILDING PERMIT



File Number: 12-B-22-TOB Related File Number:
Application Filed: 11/3/2022 Date of Revision:
Applicant: DANIEL LEVY DKLEVY ARCHITECTURE AND DESIGN

PROPERTY INFORMATION

General Location: Northeast side of Cornerstone Dr, east side of Lovell Rd
Other Parcel Info.:
Tax ID Number: 131 069 Jurisdiction: County
Size of Tract: 19.1 acres
Accessibility: Access is also via Cornerstone Drive, a local street, with a pavement width of 39.2-ft within a right-of-way width of 50-ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Public parks
Surrounding Land Use:
Proposed Use: Multifamily development Density:
Sector Plan: Northwest County Sector Plan Designation: O (Office)
Growth Policy Plan:
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 875 Cornerstone Dr.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: OB (Office, Medical, and Related Services) / TO (Technology Overlay)
Former Zoning:
Requested Zoning: N/A
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

WAIVERS AND VARIANCES REQUESTED

Variances Requested: 1) Increase the floor area ratio (FAR) from 30% to 54%.

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

TTCDA ACTION AND DISPOSITION

Planner In Charge: Liz Albertson

Staff Recomm. (Abbr.):

Staff Recomm. (Full): Staff recommends approval of this request for a Certificate of Appropriateness for a building permit based on the application and plans as submitted and revised, and staff recommends the following actions on the required waivers from the Design Guidelines:

1) Approve the waiver to allow a 54% FAR.

Comments:

1) The applicant is requesting approval for a multi-family development of 318 dwelling units on 19.1 acres on the north side of Cornerstone Drive adjacent to Lovell Road, west of Pellissippi Parkway. The proposed development is distributed between 8 (3-story) multi-family buildings, 1 (3/4 split level) multi-family building, 6 (3 story) townhome buildings, one community building, a courtyard area and two 14-space garages.

2) The site is adjacent to the recently developed apartments along Murdock Drive and Cornerstone Drive.

3) A dumpster enclosure and car wash center are proposed on the northwestern side of the site. Sections of the existing greenway will be relocated around the northwestern perimeter of the property connecting into the adjacent apartment development along the southern property line.

4) The existing facility is located within the unincorporated area of Knox County and is zoned OB (Office, Medical and Related Services) / TO (Technology Overlay), which allows the proposed multi-family residential development as a use permitted on review.

5) Two access points are proposed along Cornerstone Drive for multi-family residential development.

6) The proposed ground area coverage (GAC) is 20%, which is below the maximum GAC of 25%, the impervious area ration (IAR) is 62%, which is below the 70% maximum IAR. The floor area ratio (FAR) is 54%, which is greater than the 30% maximum FAR for the TTCDA development intensity guidelines. The applicant has asked for a waiver to allow the 54% FAR and staff is supportive of the waiver.

7) The proposed landscaping and lighting comply with the TTCDA guidelines.

Action: Approved

Meeting Date: 1/24/2023

Details of Action:

Staff recommends approval of this request for a Certificate of Appropriateness for a building permit based on the application and plans as submitted and revised, and staff recommends the following actions on the required waivers from the Design Guidelines:

1) Approve the waiver to allow a 54% FAR.

Summary of Action:

Date of Approval: 12/5/2022

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: