

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 12-B-22-UR Related File Number:
Application Filed: 10/25/2022 Date of Revision:
Applicant: DANIEL LEVY

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: Multi-dwelling development Density: 16.6 du/ac
Sector Plan: Northwest County Sector Plan Designation: O (Office)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The area is largely a mix of office, industrial, commercial with some single family residential in the area as well.

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:
Previous Requests:
Extension of Zone:
History of Zoning: 11-E-20-RZ: CB/TO to OB/TO

PLAN INFORMATION (where applicable)

Current Plan Category: O (Office)
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Liz Albertson

Staff Recomm. (Abbr.):

APPROVE the request for a multifamily development with 318 dwelling units as shown on the site development plan, subject to 9 conditions.

Staff Recomm. (Full):

- 1) Obtaining approval from the Tennessee Technology Corridor Development Authority (TTCDA) for the proposed development.
- 2) Connecting the development to sanitary sewer, as well as meeting other applicable requirements of the Knox County Health Department.
- 3) Installing all landscaping, as shown on the landscape plan, within six months of issuance of occupancy permits for the project, or posting a bond with the Knox County Department of Engineering and Public Works, to guarantee such installation.
- 4) Implementation of the street and intersection improvements and recommendations outlined in the Traffic Impact Study prepared by Civil and Environmental Consultants, Inc and approved by the Knox County Department of Engineering and Public Works and Planning staff. The design details and timing of the installation of the improvements shall be worked out with the Knox County Department of Engineering and Public Works during the design plan stage for the development (See Exhibit A).
- 5) Installation of all sidewalks as identified on the concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works, or posting a bond with the Knox County Department of Engineering and Public Works in an amount sufficient to guarantee the installation of the sidewalks.
- 6) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 7) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 8) Review and approval by the Knox County Fire Marshal's Office.

Comments:

The applicant is requesting approval of a multi-family development on 19.1 acres the north side of Cornerstone Drive adjacent to Lovell Road, west of Pellissippi Parkway.

The development consists of 318 dwelling units 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. The proposed 318 dwelling units over 19.1 acres yields a density of 16.6 du/ac for the site.

The multi-family apartment buildings will have 124 1-bedroom units, 144 2-bedroom units, and 14 3-bedroom units. The townhomes consist of 36 2-bedroom units. 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.

The development will also require review and approval by the TN Technology Corridor Development Authority (TTCDA), and is scheduled to be heard on the December 5, 2022 TTCDA agenda.

The property was rezoned to OB (Office, Medical, and Related Services) / TO (Technology Overlay) by the Knox County Commission on December 21, 2020. The OB zone requires Use on Review approval by the Planning Commission when multi-dwelling development exceeds 12 du/ac.

The proposed parking for the development falls within the minimum and maximum number of spaces allowed by the Design Guidelines and those required by Knox County. The parking contains 501 surface parking spaces including 20 ADA spaces, 28 garage spaces, 36 townhome garage spaces and 36 townhome guest spaces.

Sidewalks are provided throughout the site and will connect with the existing greenway along the

northern and western perimeter of the property.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE

1. The development will be served by First Knox Utility District.
2. The proposed apartment complex will have a minimal impact on the existing street system.
3. The proposed apartment complex should have a minimal impact on traffic since it can be accessed from Cornerstone Drive, which connects to Lovell Road and Murdock Drive, both of which are minor arterials.
4. The proposed facility is compatible with the scale and intensity of the surrounding development and zoning pattern.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. With the recommended conditions, the proposed facility meets all requirements of the OB zoning district and the criteria for approval of a use on review.
2. The proposed facility is consistent with the general standards for uses permitted on review:
 - A) The proposal is consistent with the adopted plans and policies of the General Plan and Sector Plan.
 - B) The use is in harmony with the general purpose and intent of the Zoning Ordinance.
 - C) The use is compatible with the character of the neighborhood where it is proposed.
 - D) The use will not significantly injure the value of adjacent property.
 - E) The use will not draw additional traffic through residential areas since the site is located on a minor arterial street.
 - F) No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan designates the property as Office land use. The Office land use allows the OB zone in the county, which allows multifamily use as a use on review.
2. The site is identified as being within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

Action: Approved **Meeting Date:** 12/8/2022

Details of Action:

Summary of Action: APPROVE the request for a multifamily development with 318 dwelling units as shown on the site development plan, subject to 9 conditions.

Date of Approval: 12/8/2022 **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: