

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 2-D-24-SU **Related File Number:**
Application Filed: 12/14/2023 **Date of Revision:**
Applicant: JOSHUA D. WRIGHT

PROPERTY INFORMATION

General Location: North side of Anita Dr, northeast side of Cottrell St
Other Parcel Info.:
Tax ID Number: 95 O D 006 03 **Jurisdiction:** City
Size of Tract: 5.93 acres
Accessibility: Access is via Anita Drive, a minor arterial street with a 50-ft pavement width within a 282-ft to 307-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial
Surrounding Land Use:
Proposed Use: Multi-family development **Density:**
Sector Plan: South City **Sector Plan Designation:** MDR (Medium Density Residential), HP (Hillside Pr
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: This area east of the onramp to James White Parkway is generally vacant with forested hillside and open space. There are long-established heavy commercial properties across the railroad to the north, where there are also newer developments like a brewery and the Rivers Edge apartments.

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

Street: 2429 ANITA DR
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-4 (General Residential Neighborhood), HP (Hillside Protection Overlay)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: A rezoning from RN-1 (Single-Family Residential Neighborhood) to RN-4 (General Residential Neighborhood) was approved in 2022. (4-P-22-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category: MDR (Medium Density Residential), HP (Hillside Protection)

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: Jessie Hillman

Staff Recomm. (Abbr.): Approve the request for up to 49 multi-family dwelling units, subject to 3 conditions.

Staff Recomm. (Full): 1) Meeting all applicable requirements of the City of Knoxville Zoning Ordinance, including the Hillside Protection disturbance limitations in Article 8.9.
2) Meeting all applicable requirements of the City of Knoxville Engineering Department, including stormwater detention requirements.
3) Meeting all applicable requirements of the City of Knoxville Department of Plans Review and Inspections Department.

Comments: The proposed Honeysuckle Development is for the construction of up to 49 multi-family dwelling units in 2 buildings on a 5.93-acre lot zoned RN-4 (General Residential Neighborhood) with a HP (Hillside Protection) zoning overlay. The plans submitted for Special Use review reflect a total of 42 dwellings in 2 buildings. The dwelling mix is comprised of 24 x 3-bedroom 2-story units, 10 x 3-bedroom 1-story units, and 8 x 2-bedroom 1-story units. The request for up to 49 units is tied to the building's modular construction, which would allow for a change to the ratio of unit types in response to demand. If more 2-bedroom units are constructed, the reduction of 3-bedroom units could allow for up to 49 dwellings within the same building envelopes.

In July of 2022, the City Board of Zoning Appeals (BZA) approved a variance to increase the maximum lot area for multi-family development on this RN-4 lot from 40,000 sf to 258,311 sf (5.93 acres). The BZA also approved a variance of the maximum building height for multi-family development in the RN-4 district from 45 ft to 70 ft. The applicant's plan at that time was for a single, six-story building with 50 units. The plan was later changed to 2 x 5-story buildings due to the property's close proximity to the Knoxville Downtown Island Airport and FAA concerns with the 70 ft building height.

With regards to site conditions, there is an existing rail line and steep hillside that separate this property from the waterfront properties to the north. James White Parkway is located 500 ft to the west and provides access to downtown Knoxville approximately 2 miles away. The property also wraps around the historic Cunningham/Flenniken Cemetery located at 2437 Anita Drive.

STANDARDS FOR EVALUATING A SPECIAL USE (ARTICLE 16.2.F.2)

1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND THE ONE-YEAR PLAN.

A. The land use classification for this property in the South City Sector Plan is MDR (Medium Density Residential). The proposed development of up to 49 dwelling units on a 5.93-acre parcel is consistent with the intensity of residential development intended with the MDR classification.

B. The land use classification in the One Year Plan is SWMUD II (South Waterfront Mixed Use District Type 2), which allows for a diverse range of uses and development intensities and forms. The RN-4 (General Residential Neighborhood) zoning district is a permitted district in this classification.

C. The General Plan's development policy 9.2 encourages residential development practices that respect and fit the natural landscape, minimizing the loss of trees, woodlands and wildlife habitat. The proposed multi-family development is clustered in the flattest portion of the property, leaving the majority of the sloped and forested lot undisturbed.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ZONING CODE.

A. The RN-4 district is intended to accommodate mixed medium intensity residential development, and permitted uses include townhouse and low-rise multi-family dwellings.

B. As stated, the proposed apartment building was granted variances by the BZA to exceed the RN-4

lot area and maximum building height standards with the subject property's lot area of 5.93 acres and proposed apartment building height of 70 ft. The applicant cited steep topography as a hardship. They also described their intent to minimally disturb the site while maintaining the primary shape of the hill and large, mature trees by concentrating development in the least sloped portion of the lot below the north ridge.

C. The property is located within the HP (Hillside Protection Overlay), and the slope analysis provides a maximum disturbance area of 1.9 acres within the overlay. The site plan reflects a disturbance area of 1.25 acres, which is permitted.

D. The development meets the principal use standards for multi-family dwellings in Article 9.3.1, including a unifying architectural theme and features, as well as façade building material and transparency requirements.

E. The plans show a total of 85 parking spaces, which meet the minimum off-street parking requirement for the maximum possible intensity of 49 x 3-bedroom multi-family units.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. The subject property is located along a generally undeveloped area of Anita Drive, where the proposed use will not conflict with surrounding properties. A 134-unit apartment community was constructed in 2015 approximately 700 ft northeast of the property on Island Home Avenue, which is compatible with this proposed development.

B. In the BZA variance request, the applicant noted that the 70 ft height of the proposed apartment building would be obscured by the preserved mature trees surrounding it, which are estimated to reach over 110 ft tall. A substantial buffer of mature trees will be maintained along all sides of the property, including sides that abut Anita Drive, Cottrell Street and James White Parkway.

C. The proposed development is consistent with surrounding development. The siting of the buildings combined with tree canopy conservation mitigate compatibility concerns with regards to buildings size and scale.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY OR BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC, CONGESTION, OR OTHER IMPACTS DETRACT FROM THE IMMEDIATE ENVIRONMENT.

A. The property's dense vegetation and steep slopes along the northern side provide a screening buffer from development along the waterfront. The parcel is not adjacent to any development that would be negatively impacted by the proposed multi-family buildings. There are no noxious impacts anticipated to occur from the development that would detract from the surrounding area.

B. The development will be required to meet all stormwater detention standards at the time of permitting to ensure there is no undue runoff to other properties.

C. The development will comply with all applicable provisions of the Tree Protection Ordinance (Chapter 14, Article II), which is designed to preserve the unique social, economic and environmental benefits of Knoxville's tree canopy.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

A. The property accesses Anita Drive, which is classified as a minor arterial street. It is located next to the onramp for James White Parkway, an expressway that runs through downtown to I-40 to the north. Traffic generated from these residential units should not impact any residential streets.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE LOCATION FOR THE PROPOSED USE.

A. There are two sinkholes on the northern edge of the property that have been identified, but the proposed buildings are located a substantial distance from these closed contours. Staff does not have concerns about the multi-family use being threatened by the surrounding environment.

Action: Approved with Conditions **Meeting Date:** 2/8/2024

Details of Action:

Summary of Action: Approve the request for up to 49 multi-family dwelling units, subject to 3 conditions.

Date of Approval: 2/8/2024 **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:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: