

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 3-C-21-UR **Related File Number:**
Application Filed: 1/22/2021 **Date of Revision:**
Applicant: 875 CORNERSTONE MULTIFAMILY DEVELOPMENT

PROPERTY INFORMATION

General Location: East side of Cornerstone Dr., north side of Murdock Dr., southeast of Lovell Rd.
Other Parcel Info.:
Tax ID Number: 131 069 (PART OF) **Jurisdiction:** County
Size of Tract: 12.35 acres
Accessibility: Access will be off of Murdock Dr., a minor arterial with a pavement width of 43.5 feet within a right-of-way width of 88 feet, and off of Cornerstone Dr., a local street with a pavement width of 39.2 feet within a right-of-way width of 50 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: PP (Public Parks)
Surrounding Land Use:
Proposed Use: Multi-dwelling development **Density:**
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, and commercial uses, though there is 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History of Zoning: Rezoning request from CB/TO to I/TO in 1996 (11-M-96-RZ) was withdrawn before Planning Commission took action; rezoned from CB/TO to OB/TO in November 2020 (11-E-20-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category:

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:

Mike Reynolds

Staff Recomm. (Abbr.):

APPROVE the request for a multifamily development with 216 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 (TTCCA) 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) Provision of street names which are consistent with the Uniform Street Naming and Addressing system Ordinance (Ord. 91-1-102).
- 4) 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.
- 5) Implementation of the street and intersection improvements and recommendations outlined in the Traffic Impact Study prepared by Canon & Canon 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.
- 6) 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.
- 7) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 8) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 9) Review and approval by the Knox County Fire Marshal's Office.

Comments:

The applicant is requesting approval of a multi-family development on 12.35 acres of an approximately 23-acre tract located on the north side of Cornerstone Drive between Lovell Road and Murdock Drive, generally west of Pellissippi Parkway. The site is currently home to US Cellular soccer fields, but the apartment complex is proposed for the southeast half of the site.

The development consists of 216 dwelling units distributed between 9 buildings. 216 dwelling units over 12.35 acres yields a density of 17.49 du/ac.

Apartment buildings are to be three stories and will contain 72 one-bedroom units and 144 two- or three-bedroom units. An amenity area including a clubhouse and pool area is centrally located within the complex. A dog park is proposed for the northwest corner of the site next to the soccer fields. A dumpster enclosure is proposed on the west side of the site.

The development will also require review and approval by the TN Technology Corridor Development Authority (TTCCA), and is scheduled to be heard on the March 8, 2021 TTCCA 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 zoning district allows multi-dwelling development as a use on review with a density less than 24 du/ac.

The property has frontage on Cornerstone Drive and Murdock Drive, and has access from both roads. Murdock Drive is a minor arterial that becomes Dutchtown Road and has direct access to Pellissippi Parkway approximately ¼ mile to the northeast.

Canon & Canon prepared a Traffic Impact Study (TIS) for Cornerstone Apartments, the last revision of

which was on February 24, 2021. The following improvements are recommended to be implemented with the construction of this project:

1. Install stop signs on site at the access approaches to Cornerstone Drive and Murdock Drive.
2. At the intersection of Cornerstone Drive at Murdock Drive, shorten the existing westbound right-turn lane storage from 250' to 150' and shorten the existing right-turn lane taper from 200' to 150' to allow for the proposed site access along Murdock Drive to be installed outside of the existing right-turn lane taper.
3. Maintain intersection corner sight distances on the site driveways by ensuring that new site signage and landscaping is appropriately located.

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 329 surface parking spaces including 21 garage spaces.

Sidewalks are provided throughout the site and will connect with the existing sidewalk along Cornerstone Drive. The existing sidewalk along Murdock Drive will be replaced with a new sidewalk that parallels the street and allows the curb cut at the entry.

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 Murdock Drive and Lovell Road, 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:** 3/11/2021

Details of Action:

Summary of Action: APPROVE the request for a multifamily development with 216 dwelling units as shown on the site development plan, subject to 9 conditions.

Date of Approval: 3/11/2021 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Board of Zoning Appeals

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: