CASE SUMMARY APPLICATION TYPE: PLANNED DEVELOPMENT



File Number:	4-A-22-PD
Application Filed:	2/28/2022
Applicant:	DAVID COCKRILL

Related File Number: Date of Revision:

PROPERTY INFORMATION			
General Location:	East side of Beech Street, north of McClung Street		
Other Parcel Info.:			
Tax ID Number:	109 C D 032	Jurisdiction:	City
Size of Tract:	6.21 acres		
Accessibility:	Access is via Beech St., a local street with 26' of pavement within 40' right-ofway. A 5' wide sidewalk is located on the same side of the street as the subject property.		

GENERAL LAND USE INFORMATION			
Existing Land Use:	Vacant		
Surrounding Land Use:			
Proposed Use:	Planned Development		Density: 12.4 du/ac
Sector Plan:	South City	Sector Plan Designation:	LDR (Low Density Residential) & SP (Stream Prote
Growth Policy Plan:	N/A		
Neighborhood Context:	The site is the former Giffin School in the South Haven neighborhood. The surrounding uses are predominately detached houses. Baker Creek is located along the north property boundary and a tributary to Baker Creek is along the east property line. Mary James Park is located to the southeast of the site.		

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

Street:

1834 Beech St.

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:

RN-2 (Single-Family Residential Neighborhood)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

A use on review for a senior residential community was approved for this site in 2016 (12-C-16-UR).

PLAN INFORMATION (where applicable)

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 CO	OMMISSION ACTION AN	D DISPOSITION	
Planner In Charge:	Mike Reynolds			
Staff Recomm. (Abbr.):	Approve the preliminary plan for the Historic Giffin Square planned development, including approval of the requested exceptions to the underlying zoning's dimensional and use standards, subject to 4 conditions:			
Staff Recomm. (Full):	approval by the Pla approved prelimina 2) The developme unless an exception 3) Landscaping pl planned developm 4) Submitting a re	of the preliminary plan by City Con anning Commission. The final plar ary plan. ent shall be compliant with all aspe on has approved through the plann lans (Article 12) and a lighting plar pent application per their respective evised transportation impact letter v al driveway locations.	e shall be in substantial compliance cts of the City of Knoxville Zoning ed development process outlined (Article 10.2) shall be submitted e articles in the zoning ordinance.	e with the Ordinance in Article 16.7. with the final
Comments:	dwellings on this s zoning. To allow m residential zone, li Development proc Development proc	an application for the Planned Dev ite, which is prohibited in the curre hulti-family as proposed, the applic ke RN-5 (General Residential Neig sess outlined in Article 16.7. of the sess allows consideration of exemp onstrate superior design and enha	nt RN-2 (Single-Family Residentia ant can request a rezoning to a hi hborhood), or go through the Plar City of Knoxville Zoning Ordinance tions to the base zoning district bu	al Neighborhood) gher intensity nned e. The Planned ut requires that
	 This proposal includes the following three exemptions, which are described in more detail on pages 10-13 in the Historic Giffin Square preliminary plan document (revised 6/1/2022): 1) Add "Dwelling – Multi-Family" as a permitted use in the RN-2 zone (Article 9.2, Table 9-1) 2) Allow 1 dwelling unit per 3,500 sqft of land area (Article 4.3, Table 4-1 – Minimum Lot Area) 3) Remove/delete RN-2 from Article 10.1.A (Number of Structures on a Lot) 			
	buildings with a ma Giffin School, two structure closest to	kemptions listed above will allow m aximum of 77 dwelling units on this new low-rise apartment structures o Beech Street (page 24). The pro e preliminary plan.	s parcel. The plan includes renova and a community "commons spa	ting the historic ce" in the new
	driveway locations	npact letter (Fulgham MacIndoe, re on Beech Street. If the Preliminar lated with the final driveway locatio	y Plan is approved and a Final Pla	in is submitted,
Action:	Approved		Meeting Date: 7/1	4/2022
Details of Action:				
Summary of Action:	Approve the preliminary plan for the Historic Giffin Square planned development, including approval of the requested exceptions to the underlying zoning's dimensional and use standards, subject to 4 conditions:			
Date of Approval:	7/14/2022	Date of Denial:	Postponements: 4/14	1/2022, 6/9/2022
Date of Withdrawal:		Withdrawn prior to publicatio	n?: 🗌 Action Appealed?:	

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	Knoxville City Council		
Date of Legislative Action:	8/9/2022	Date of Legislative Action, Second Reading:	
Ordinance Number:		Other Ordinance Number References:	
Disposition of Case:	Approved as Modified	Disposition of Case, Second Reading:	
If "Other":		If "Other":	
Amendments:		Amendments:	
Approved subject to 4 conditions			
Date of Legislative Appeal	:	Effective Date of Ordinance:	