

CASE SUMMARY

APPLICATION TYPE: TTCDA

BUILDING PERMIT



File Number: 5-A-24-TOA Related File Number:
Application Filed: 3/27/2024 Date of Revision:
Applicant: CHRIS MORRIS DKLEVY PLLC

PROPERTY INFORMATION

General Location: East side of Lovell Rd, north side of Cornerstone Dr
Other Parcel Info.:
Tax ID Number: 131 069 Jurisdiction: County
Size of Tract: 19.1 acres
Accessibility: Access is via Cornerstone Dr, a local road with a 40 ft pavement width within a 60 ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Apt complex (under construction)
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: 1003 Chelsesa Place Way
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: OB/TO
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: N/A

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

TTCDA ACTION AND DISPOSITION

Planner In Charge: Whitney Warner

Staff Recomm. (Abbr.):

Staff Recomm. (Full): Application approved April 18, 2024, pursuant to Article VIII, Section 7 of the Administrative Rules and Procedures of the Tennessee Technology Corridor Development Authority (Staff Review and Approval of Minor Changes to Previously Approved Applications), for a Certificate of Appropriateness subject to the following conditions:

Comments:

1) Meeting all relevant requirements of the Knoxville Zoning Ordinance, as appropriate.

PURSUANT TO ARTICLE V, SECTION 2 OF THE TTCDA ADMINISTRATIVE RULES AND PROCEDURES, THE TTCDA STAFF MAY REVIEW AND APPROVE MINOR CHANGES TO PREVIOUSLY APPROVE APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS FOR BUILDING, GRADING, AND SIGNS PERMITS, CONSISTENT WITH THE FOLLOWING REQUIREMENTS:

A. Conformity of the proposal with the Tennessee Technology Corridor Design Guidelines.

a. The applicant is requesting to revise the previously approved plans for a 318 unit multifamily development on Lovell Rd and Cornerstone Dr (12-B-22-TOB/12-B-22-UR). This will be the second administrative approval. The original approval received a waiver to increase the floor area ratio (FAR) from 30% to 54% and this approval still stands. The first administrative approval was granted for revised building plans, site plan, and landscaping (7-C-23-TOA). These revisions are minor exterior adjustments and do not require a new develop plan because the site plan will remain the same. The 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.

1. The previous plans did not show any amenities in the courtyard. The revisions include a 14 ft pavilion, patio with a grill and fire pit, and hammock area for the east courtyard.

2. The community building has a new floor plan to include more office spaces. The façade of the community building increased brick to wrap around the entire first floor.

3. The brick veneer was reduced at the gables on the garages.

4. The maintenance building and car wash will have brick veneer but will be mostly hardie lap grey siding 4 inch reveal, which matches the multifamily buildings.

5. For the townhome buildings, a sprinkler room was added to the end of the building. The main level balcony on the back of the townhomes was removed and patios on the main entry side were added. The front elevation window sizes were reduced and front roof bump ups extended over to gables.

6. There are minimal brick veneer reductions on multifamily buildings A, B, C, and D.

B. Conformity of the proposal with the Knoxville-Knox County Minimum Subdivision Regulations and either the Knoxville Zoning Ordinance, or the Knox County Zoning Ordinance, as appropriate.

a. The proposed change complies with the requirements of the Knox County Zoning Ordinance for approval of minor changes in the TO zone (Article 5.90.11).

b. The applicant does not wish to replat the property, so the Subdivision Regulations are not applicable.

C. Effect of the proposal on the subject property, surrounding property and the community as a whole.

a. This area has developed with a range of office and residential uses, so the multifamily development is consistent with development nearby including the adjacent multifamily development on Murdock Dr.

D. Consistency of the proposal with the requirements of city or county departments, as appropriate.

a. Knox County has no comments on this proposal.

Action: Approved

Meeting Date: 5/6/2024

Details of Action:

Application approved April 18, 2024, pursuant to Article VIII, Section 7 of the Administrative Rules and Procedures of the Tennessee Technology Corridor Development Authority (Staff Review and Approval of Minor Changes to Previously Approved Applications), for a Certificate of Appropriateness subject to the following conditions:

1) Meeting all relevant requirements of the Knoxville Zoning Ordinance, as appropriate.

Summary of Action:

Date of Approval: 4/18/2024

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:

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: