

CASE SUMMARY

APPLICATION TYPE: TTCD

BUILDING PERMIT



File Number: 6-A-22-TOB Related File Number:
Application Filed: 4/22/2022 Date of Revision:
Applicant: BRAND PROPERTIES

PROPERTY INFORMATION

General Location: South end of Century Park Blvd., northeast side of Sherrill Blvd., west side of Mabry Hood Rd
Other Parcel Info.:
Tax ID Number: 118 17716 **Jurisdiction:** City
Size of Tract: 23.65 acres
Accessibility: This property will have frontage on Sherrill Boulevard and Mabry Hood Road. Sherrill Boulevard is a major collector with a 47-ft pavement width with 2 travel lanes in each direction inside the Pellissippi Parkway right-of-way. Mabry Hood Road is a minor collector with an 18-ft pavement width inside a 56-ft right-of-way. The southern end of Century Park Boulevard below the roundabout is proposed for demolition and would not serve this property.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Apartment complex **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** MU-SD, NWCO-2 (Mixed Use Special District)
Growth Policy Plan:
Neighborhood Context:

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

Street: 10209 Sherrill Blvd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-G-3 (General Commercial) / TO (Technology Park Overlay)
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:**
- 1) Increase the maximum floor area ratio (FAR) allowed by 9.9% to allow a 39.9% FAR.
 - 2) Increase the lighting levels within 20 feet of a residential zone from 0.2 fc to 1.2 fc along the eastern property line.
 - 3) Increase the lighting levels within 20 feet of a nonresidential zone from 0.5 fc to 1.2 fc along the eastern property line.
 - 4) Increase the lighting levels within driveways and streets from 0.5 fc to 1.3 fc along the driveway into the property.
 - 5) Increase the lighting levels along paths and sidewalks from 1.0 fc to 1.7 fc.

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

TTEDA ACTION AND DISPOSITION

Planner In Charge: Michelle Portier

Staff Recomm. (Abbr.):

Staff Recomm. (Full):

Staff recommends approval of the required waivers from the Design Guidelines:

- 1) Increase the maximum floor area ratio (FAR) allowed by 9.9% to allow a 39.9% FAR since the site plans meet other intensity metrics and this metric tends to facilitate plans that build up versus out.
- 2) Increase the lighting levels within 20 feet of a residential zone from 0.2 fc to 1.2 fc along the eastern property line to provide additional security and safety.
- 3) Increase the lighting levels within 20 feet of a nonresidential zone from 0.5 fc to 1.2 fc along the eastern property line to provide additional security and safety.
- 4) Increase the lighting levels within driveways and streets from 0.5 fc to 1.3 fc along the driveway into the property to increase safety for drivers and potential pedestrians.
- 5) Increase the lighting levels along paths and sidewalks from 1.0 fc to 1.7 fc to minimize trip hazards and provide additional safety and security.

Staff recommends approval of this request for a Certificate of Appropriateness for a building permit, subject to seven conditions:

- 1) Implementation of the street and intersection improvements and recommendations outlined in the Traffic Impact Study prepared by Canon & Canon and approved by the City of Knoxville Engineering Department and Planning Commission staff. The design details and timing of the installation of the improvements shall be worked out with the City of Knoxville Engineering Department during the design plan stage for the subdivision.
- 2) 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 City of Knoxville Engineering Department. A bond shall be provided to the City of Knoxville Engineering Department by the developer in an amount sufficient to guarantee the installation of the sidewalks.
- 3) Connection of the development to sanitary sewer.
- 4) Provision of a street name that is consistent with the Uniform Street Naming and Addressing system Ordinance (Ord. 91-1-102).
- 5) Installation of 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 City of Knoxville Engineering Department, to guarantee such installation.
- 6) Meeting all applicable requirements of the City of Knoxville Engineering Department.
- 7) Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.

Comments:

- 1) The applicant is requesting approval of a multi-family development on 23.65 acres at the current terminus of Century Park Boulevard, generally west of Pellissippi Parkway and within City limits.
- 2) The property was rezoned from OP (Office Park) / TO-1 (Technology Park Overlay) to C-G-3 (General Commercial) / TO-1 (Technology Park Overlay) in 2021 (Case 10-H-21-RZ). Multifamily developments are a permitted use by right in the C-G-3 (General Commercial) zone, so the development does not require review and approval by the Planning Commission.
- 3) The development consists of 286 dwelling units distributed between 6 buildings. 286 dwelling units over 23.65 acres yields a density of 12.09 du/ac.
- 4) Apartment buildings are to be three and four stories and are clustered in the center and the western portion of the site surrounding the clubhouse and pool area. There will be 147 one-bedroom units, 124 two-bedroom units, and 15 three-bedroom units. Amenities include a clubhouse and pool area with a pavilion, dog park, and a dog washing station. A dumpster enclosure is proposed on the west side of

the site south of the westernmost building.

5) The property has frontage on Mabry Hood Road and on Sherrill Boulevard. It is located at the southern terminus of Century Park Boulevard, a private right-of-way. The applicant proposes to demolish the southern end of Century Park Boulevard up to the northernmost roundabout to have its own private, gated entry points off of Mabry Hood Road and Sherrill Boulevard.

6) Sherrill Boulevard is a major collector that connects to Dutchtown Road directly across from the southbound on-ramp to Pellissippi Parkway providing direct access to the Parkway. Mabry Hood Road is a minor collector that also connects to Dutchtown Road.

7) Canon & Canon prepared a Traffic Impact Study (TIS) for Sugarloaf Apartments, the last revision of which was on April 22, 2022. The following improvements are recommended to be implemented with the construction of this project:

a. Install stop signs on the site entrance roadway approaches to Sherrill Boulevard and Mabry Hood Road.

b. Maintain intersection corner sight distance at the proposed site entrance roadways by ensuring any site landscaping, grading, or site signage is properly placed such that sight distances along Sherrill Boulevard and Mabry Hood Road are not restricted.

c. Consider installation of a traffic signal at the intersection of Dutchtown Road at Mabry Hood Road. The unsignalized intersection currently experiences poor levels of service and excessive vehicle delays. Under existing traffic conditions, the intersection meets the warrants for signalization as determined by the Manual on Uniform Traffic Control Devices for Streets and Highways (MUTCD).

8) A fourth improvement to install a southbound left turn lane on Sherrill Boulevard into the development was requested by the City of Knoxville Engineering Department.

9) The proposed parking for the development meets the requirements of both the TTCDA and the City of Knoxville Zoning Ordinance. The TTCDA Design Guidelines requires between 366 and 641 spaces, while the City of Knoxville Zoning Ordinance requires between 382 and 506 spaces. There are 405 surface parking spaces proposed.

10) An internal 4-ft fence is proposed around the pool and will be comprised of decorative aluminum.

11) The City of Knoxville typically requires sidewalks to be installed along road frontages when a property is developed or redeveloped. A sidewalk will be required along Sherrill Boulevard. The sidewalk requirement along Mabry Hood Road was waived, so sidewalks will not be required along that road frontage. Sidewalks are provided throughout the site and will connect to the new Sherrill Boulevard sidewalk.

12) The proposed Ground Area Coverage (GAC) and Impervious Area Ratio (IAR) meet the Design Guidelines. However, the 37% Floor Area Ratio (FAR) proposed exceeds the 30% maximum allowed and will require a waiver. The applicant has requested a waiver to allow up to 39.9% to provide flexibility. Staff supports this waiver since the site plans meet other intensity metrics and this metric tends to facilitate plans that build up versus out.

13) The apartment building materials will be a combination of brick veneer, simulated stacked stone veneer, and fiber cement stucco panels. The main structures will feature an asphalt shingle roof, and the smaller roofs will feature standing seam metal roofs to add architectural interest and variety. The color palette is neutral and bright; buildings are mostly cream and light gray with tan and dark gray accents.

14) The proposed landscape plan is in compliance with the Design Guidelines.

15) The proposed lighting includes 30-ft tall light poles at intervals along the perimeter of the parking areas.

16) Four waivers are being requested for the lighting plan, but only two are required (c and d):

a. Increase the lighting levels within 20 feet of a residential zone from 0.2 fc to 1.2 fc along the eastern property line. However, the residential zone is across Mabry Hood Road, so the residential zoning is farther than 20 feet from this property and a waiver is not needed. The footcandles only exceed the maximum lighting level allowed in the driveway at the entry to the site at the intersection with Mabry Hood Road, and a waiver for that overage has been requested.

b. Increase the lighting levels within 20 feet of a nonresidential zone from 0.5 fc to 1.2 fc along the eastern property line. The footcandles only exceed the maximum lighting level allowed in the driveway at the entry to the site at the intersection with Sherrill Boulevard, and a waiver for that overage has been requested. At the location on the site where the overage occurs, the nonresidential zoning is farther than 20 feet from the property and a waiver is not needed. All other areas of the site that border other nonresidential zoning are within the allowable lighting levels.

c. Increase the lighting levels within driveways and streets from 0.5 fc to 1.3 fc along the driveway into the property. The overage occurs near the entry to the site at the intersections with Sherrill Boulevard and Mabry Hood Road. The overage is not expected to have any adverse impacts on surrounding properties since the lighting level is similar to the output of a street light.

d. Increase the lighting levels along paths and sidewalks from 1.0 fc to 1.7 fc. Staff supports this waiver to minimize trip hazards and provide additional safety and security.

17) Signage is also proposed with this application. The package includes a variety of sign types including yard signs, building signs, wayfinding signage (interior and exterior), and parking area signs. Other than requiring a signage package design to be cohesive, the TTCDA Guidelines only have requirements for building signs and yard signs, so these are the signs that were reviewed in this package. All other signs will need to meet the City of Knoxville Zoning Ordinance pertaining to signs.

a. A monument sign is proposed for Sherrill Boulevard and Mabry Hood Road at each entrance.

- i. The sign is to be 10'-10" tall and will feature a stone veneer base to match that of the buildings.
- ii. The main body of the sign will be an aluminum cabinet clad with fiber cement with smooth lap panels to match the buildings.
- iii. The wording consists of painted channel letters with a frosted acrylic back-lit panel.
- iv. The yard sign comprises 83.5 square feet in area.
- v. TTCDA Guidelines allow yard signage to be reviewed under the requirements for a subdivision, which allow a greater height than typical yard signs.
 - 1. It allows one street sign per frontage up to 2. If two signs are used, a maximum total of 300 square feet is allowed for both signs.
 - 2. Sign height maximum is 12 feet.
 - a. The yard sign meets the TTCDA Design Guidelines.
 - b. A building sign is also proposed for the clubhouse.
 - i. The sign comprises 98 square feet, which is within the 100 square foot maximum allowed.
 - ii. The sign will consist of opaque channel letters with a frosted acrylic back-lit panel to match the yard sign.
 - iii. The building sign meets the TTCDA Design Guidelines.
 - c. The remainder of the signs are consistent with the design of the building and yard signs, which is the only requirement the TTCDA has regarding a subdivision signage package.

Action: Approved **Meeting Date:** 6/22/2022

Details of Action: Staff recommends approval of the required waivers from the Design Guidelines:

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- 3) Connection of the development to sanitary sewer, as well as meeting other applicable requirements of the Knox County Health Department.
- 4) Provision of a street name that is consistent with the Uniform Street Naming and Addressing system Ordinance (Ord. 91-1-102).
- 5) Installation of 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.
- 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.

Summary of Action:

Date of Approval: 6/22/2022 **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":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: