

CASE SUMMARY

APPLICATION TYPE: TTCDA

BUILDING PERMIT



File Number: 6-B-22-TOB Related File Number:
Application Filed: 4/25/2022 Date of Revision:
Applicant: ICON APARTMENT HOMES AT LOVELL ROAD

PROPERTY INFORMATION

General Location: Northwest side of Lovell Rd., north of Terrapin Station
Other Parcel Info.:
Tax ID Number: 118 049 Jurisdiction: County
Size of Tract: 21.41 acres
Accessibility: Access is via Lovell Road, a minor arterial owned by TDOT, with a pavement width of 82-feet within a right-of-way width of 100-ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Apartment complex Density:
Sector Plan: Northwest County Sector Plan Designation: O (Office)
Growth Policy Plan:
Neighborhood Context:

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

Street: 1033 Lovell Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: OB (Office, Medical, and Related Services) and TO (Technology Overlay) over a portion of the property
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 lighting levels within the driveway from 0.5 fc to 2.4 fc.
- 2) Increase the lighting levels along sidewalks from 1.0 fc to 1.8 fc.

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

TTCDA ACTION AND DISPOSITION

Planner In Charge: Michelle Portier

Staff Recomm. (Abbr.):

Staff Recomm. (Full): Staff recommends approval of the following required waivers from the Design Guidelines:

- 1) Increase the lighting levels within the driveway from 0.5 fc to 2.4 fc to provide security and increase safety for pedestrians and drivers.
- 2) Increase the lighting levels along sidewalks from 1.0 fc to 1.8 fc to minimize trip hazards and increase safety for pedestrians.

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

- 1) Obtaining use on review approval from the Planning Commission for the proposed development; this request was approved at the June 9, 2022 Planning Commission Commission meeting.
- 2) Implementation of the street and intersection improvements and recommendations outlined in the Traffic Impact Study prepared by Ajax Engineering and approved by the Knox County Department of Engineering and Public Works and Planning Commission 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 subdivision.
- 3) 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. A bond shall be provided to the Knox County Department of Engineering and Public Works by the developer in an amount sufficient to guarantee the installation of the sidewalks.
- 4) Provision of street names which are 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) Planting of trees meeting the County's Type A Landscape Screen requirements in all areas of the site adjacent to single family homes where the existing vegetation will not remain to create a buffer zone for adjacent single family residences.
- 7) Connecting the development to sanitary sewer, as well as meeting other applicable requirements of the Knox County Health Department.
- 8) Provision of a boulevard entrance at the front of the site to satisfy Fire Code and the requirements of the Knox County Department of Engineering and Public Works.
- 9) Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.
- 10) Meeting all applicable requirements of the Knox County Zoning Ordinance.

Comments:

- 1) The applicant is requesting approval of a multifamily development on part of a 32.6-acre lot. A portion of the front part of the property will be subdivided off of the main parcel so that this development will occupy 21.41 acres. Of the 21.41 acres, only the front 2.29 acres is in the TO zone subject to the TTCDA Design Guidelines. The clubhouse and amenity area are within this 2.29 acres, as is the driveway leading into the development. The remaining parts of the development are not within the purview of the TTCDA. However, the designs reflect a desire to meet the intent of the Guidelines, as most aspects of the site meet TTCDA requirements.
- 2) The subdivided property will eventually have to come through the TTCDA once a new owner or tenant is identified and plans are developed.
- 3) The site is somewhat constrained with a stream running through the property and a small amount of property in the Hillside and Ridgetop Protection (HP) area. The stream is mostly located on the portion of the site being divided off, as is the majority of land in the HP area. The plan proposes to channel the stream through culverts beneath the driveway so as not to interrupt the flow. Other measures to mitigate the impact of stormwater on the stream have been discussed with the Knox County Department of Engineering and will be further defined during the permitting review process.
- 4) The back section of the property containing the apartment complex is mostly flat. The property contains a negligible amount of land in the HP area, and site plans do not propose to build within that area. This portion of the site is not within the TO zone and is not subject to the HP section of the

Guidelines.

5) The property was rezoned from A (Agricultural) to OB (Office, Medical, and Related Services) retaining the TO (Technology Overlay) at the front of the property in 2021 (Case #s 7-G-21-RZ and 7-A-21-TOR). The OB zoning district allows the multi-dwelling development with a density of up to 12 du/ac as a permitted use, and with a density from 12 to 24 du/ac as a use on review. The proposed 315 dwellings on 21.41 acres yields a density of 14.8 du/ac. This request is scheduled to be heard at the June 9, 2022 Planning Commission meeting (Case # 6-D-22-UR).

6) The development will consist of 11 apartment buildings and 5 carriage-style buildings that house a total of 315 units. Dwelling units consist of 85 1-bedroom units, 179 2-bedroom units, and 51 3-bedroom units.

7) Access to the site is via a driveway off of Lovell Road. There is a good degree of separation between the clubhouse/amenity area and the apartment buildings. The driveway extends from Lovell Road back into the site where the apartment buildings are located, which is approximately 600 feet from the clubhouse. This development is proposed to be a gated community with the gates located at the end of the driveway near the apartment buildings. The amenity area is not within the gated section of the site.

8) Ajax Engineering prepared a Traffic Impact Study (TIS) for Icon Apartment Homes at Lovell Road, the last revision of which was on May 18, 2022. The study recommended the improvements listed below. Many of these are internal to the site and would be reviewed during the permitting review process.

a. Installation of a stop sign and a 24-in white stop bar at the proposed entrance approach at Lovell Road.

b. Location of the entry into the site at a point where the intersection sight distance would be 565 feet looking in each direction.

c. Construction of an exclusive eastbound exiting left-turn lane at the proposed entrance approach with a minimum storage length of 50 feet.

d. Transition of the eastbound exiting lane from the apartment buildings over to Lovell Road directly into a right-turn lane at Lovell Road.

e. Construction of a southbound exclusive right-turn lane on Lovell Road in anticipation of future expansion. Due to the constraints of the available property frontage on Lovell Road, the right-turn lane should have a taper of 15:1 (12-foot lane = 180 feet), and the remaining available frontage should be constructed with a full lane storage length of 95 feet resulting in an overall length of 275 feet.

f. Posting of a 15-mph Speed Limit Sign (R2-1) near the beginning of the development entrance driveway off Lovell Road.

g. Installation of Stop Signs (R1-1) and 24-in white stop bars on the new internal aiseways and locations as shown in the report.

h. Consideration of speed humps or tables to reduce internal traffic speeds in the development. Alternatively, parking lot islands could be extended toward the aiseways. Extending the parking lot islands a few feet would narrow the aisleway widths and reduce the available driving surface. A narrower aisleway design would reduce driver comfort and internal vehicle speeds.

i. Connection of the internal sidewalk system to the existing external sidewalk system on the west side of Lovell Road. White crosswalks should be marked on the road pavement internally where pedestrians are expected to cross.

j. Provision of bike lanes and sidewalks on the west side of Lovell Road at the proposed entrance.

k. Landscaping, signage, parking, and other such impediments are to be located so as not to impede sight distance at the entrance into the site or at internal intersections.

9) The development features a boulevard entry with separated lanes of traffic traversing into and out of the site. The separated lanes satisfy the Fire Code requirement for a second access point.

10) 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 includes 625 parking spaces including 35 garage spaces.

11) An amenity area, which includes a pool, is located at the front of the property behind the clubhouse/leasing office. Due to the distance between the amenity area and the apartment buildings, some residents may choose to drive to the pool instead of walk.

12) Waste management is on the northern side of the site. Four parking spaces are devoted to this area (not included in the overall parking number) and the dumpster is enclosed in a stone veneer wall that meets TTCDA Guidelines. A separate maintenance building is centrally located in the site.

13) Sidewalks are provided throughout the site and connect with those on Lovell Road. The Civil sheets show the pedestrian connectivity from parking to buildings and amenities. Other internal sidewalks are shown on the landscaping and photometric plans. All sidewalks shown in all plans will be built.

14) Ground Area Coverage (GAC), Impervious Area Ratio (IAR), and Floor Area Ratio (FAR) statistics were calculated for the portion of the property within the TO zone and all measures comply with the Design Guidelines.

15) The apartment building materials will be a combination of cementitious lap siding and board and batten siding stone veneer on the walls with stone veneer as an accent, and asphalt shingles on the

roof. The color scheme will be neutral in tones of gray.

16) The proposed landscape plan is in compliance with the Design Guidelines. However, there are some sections of the site that are adjacent to single family residences where the existing vegetation will be disturbed. Staff recommends for trees to be planted meeting the County's Type A Landscape Screen requirements in all areas of the site adjacent to single family homes where the existing vegetation will not remain to create a buffer zone for adjacent single family residences.

17) The proposed lighting includes a combination of building-mounted fixtures and 15-ft tall light poles. Building mounted fixtures are provided on all sides of the buildings and provide lighting for the parking areas. The light poles are located around the perimeter of the parking areas where building mounted fixtures are absent.

18) Three waivers for lighting levels have been requested. However, since only the front portion of the site is within the TO zone, only two waivers are needed:

- a. Increase the lighting levels within the driveway from 0.5 fc to 2.4 fc. Staff supports approval of this waiver to provide security and increase safety for pedestrians and drivers.
- b. Increase the lighting levels along sidewalks from 0.5 fc to 1.8 fc. Staff supports approval of this waiver to increase safety for pedestrians walking from the clubhouse or amenity area to the apartment buildings due to the separation between dwelling units and the amenity area and the length of the driveway leading into the site.

19) Knox County Codes Administration and Enforcement has requested for lighting to comply with the TTCDA Guidelines if possible. The site layout and landscaping have been designed to meet the intent of the TTCDA Guidelines. If the entire project were in the TO zone, the following waivers would be required for the lighting levels in the site:

- a. Increase the lighting levels in parking areas from 2.5 fc to 5.6 fc.
- b. Increase the lighting level along sidewalks from 1.0 fc to 10.7 fc along the internal pond. Other sidewalks occur within parking areas and were evaluated under the parking area requirement.
- c. Increase the lighting levels within 20 feet of a residential zone on the southeastern property line from 0.2 fc to 0.3 fc. This occurs at the edge of Building 9 in a pinch point. This portion of the site is adjacent to commercial/office buildings and is not expected to cause any adverse impacts for residential properties.

20) Signage is proposed as part of this application and consists of a yard sign at the entrance to the development. The sign is comprised of a stone veneer base to match the apartment buildings, and the main body of the sign is steel with aluminum letters. The sign is to be 5 ft tall and will comprise 56.65 square feet. This is well within the maximum allowed by the TTCDA. The size and design of the sign meets TTCDA Guidelines.

Action: Approved

Meeting Date: 6/22/2022

Details of Action:

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- 8) Provision of a boulevard entrance at the front of the site to satisfy Fire Code and the requirements of the Knox County Department of Engineering and Public Works.

9) Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.

10) 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":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: