

CASE SUMMARY

APPLICATION TYPE: TTCDA

BUILDING PERMIT



File Number: 6-C-22-TOB Related File Number:
Application Filed: 4/25/2022 Date of Revision:
Applicant: ICON APARTMENT HOMES, PHASE II

PROPERTY INFORMATION

General Location: Northwest end of Centerpoint Dr., northwest of Commons Point Dr. and northeast of Sugarfield Ln
Other Parcel Info.:
Tax ID Number: 118 A A 005 Jurisdiction: County
Size of Tract: 11.46 acres
Accessibility: Access will be via a shared driveway off of Commons Point Drive. Commons Point Drive is a local road with a 25-ft pavement width inside a 50-ft right-of-way.

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-4 (Mixed Use Special District)
Growth Policy Plan:
Neighborhood Context:

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

Street: 0 Commons Point 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: N/A
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

WAIVERS AND VARIANCES REQUESTED

- Variations Requested:**
- 1) Increase the FAR from 30% to 33.7%.
 - 2) Increase the lighting levels in parking areas from 2.5 fc to 5.6 fc.
 - 3) Increase the lighting levels within driveways and streets from 0.5 fc to 2.4 fc at the roundabout.
 - 4) Increase lighting levels at the sidewalk near the roundabout and Building N from 1.0 fc to 6.0 fc and along paths and sidewalks generally to 1.6 fc.
 - 5) Increase the lighting levels within 20 feet of a residential zone at the amenity area on the southwestern property line from 0.2 fc to 1.2 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 following required waivers from the Design Guidelines:

- 1) Increase the floor area ratio (FAR) from 30% to 33.7%. Staff supports approval of this waiver since the overage is minimal.
- 2) Increase the lighting levels in parking areas from 2.5 fc to 5.6 fc since the overages occur directly beneath light poles in centralized locations to minimize trip hazards, provide additional safety for drivers and pedestrians, and increase security.
- 3) Increase the lighting levels within driveways and streets from 0.5 fc to 2.4 fc at the roundabout to increase safety for drivers and potential pedestrians.
- 4) Increase the lighting level at the sidewalk near the roundabout and Building N from 1.0 fc to 6.0 fc and along paths and sidewalks generally to 1.6 fc to minimize trip hazards and provide additional safety for pedestrians.
- 5) Increase the lighting levels within 20 feet of a residential zone at the amenity area on the southwestern property line from 0.2 fc to 1.2 fc to provide additional security and safety.

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 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.
- 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 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.
- 3) 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.
- 4) Provision of street names which are consistent with the Uniform Street Naming and Addressing system Ordinance (Ord. 91-1-102).
- 5) Connecting the development to sanitary sewer, as well as meeting other applicable requirements of the Knox County Health Department.
- 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.

Comments:

- 1) The applicant is requesting approval of phase 2 of a multi-family development on two lots comprising approximately 36 acres on the south side of Carmichael Road just west of Pellissippi Parkway. The development is bounded by Pellissippi Parkway to the northeast.
- 2) There is a stream that runs through the southwest corner of the site. A 50-ft buffer area applies in which no structure can be built. The plan channels the stream through a culvert beneath the driveway into an existing detention basin on the neighboring property to the south.
- 3) KGIS shows that the property is located in the Hillside and Ridgetop Protection (HP) area. However, the property was substantially graded over 2007-08. The site was graded in its entirety with the exception of a small strip on the northwestern lot line that was left undisturbed in that grading effort. Staff finds the property to be exempt from the HP area due to the extensive grading that has occurred, and that section of the TTEDA Guidelines does not apply.
- 4) There are 7 retaining walls on the site. Since the site is exempt from the HP Section of the

Guidelines, there are no applicable regulations on retaining walls.

5) The property is zoned OB (Office, Medical, and Related Services) / TO (Technology Overlay), which allows multi-dwelling development as a permitted use by right with a density less than 12 du/ac. Phase 2 proposes 124 dwelling units on 11.46 acres, yielding a density of 10.8 du/ac. If built with the proposed number of units, both phases combined would have a density of 11.6 du/ac (421 units on 36.34 acres).

6) The unit mix for Phase 2 is comprised of 36 1-bedroom units, 68 2-bedroom units, and 20 3-bedroom units. Proposed structures are a mix of 3- and 4-story buildings and 2-story carriage houses.

7) Access to the site is via a driveway off of Commons Point Drive in the southeast corner of the site. Since the property does not have road frontage, a determination was needed on which lot line would be considered the front. Knox County Codes Administration and Enforcement has determined that the eastern lot line would be the front of the site, and setbacks were determined accordingly.

8) Ajax Engineering prepared a Traffic Impact Study (TIS) for Hardin Valley Pointe Apartments (now Icon Apartments), the last revision of which was on November 5, 2017. The study recommended a series of improvements, but TDOT intends for Pellissippi Parkway to be an access controlled right-of-way, with access by sole use of the interchanges, so the only improvement that was required was a roundabout at the intersection of Carmichael Road and Vista Valley Way.

9) The proposed parking for the development meets the minimum number of spaces required by the Design Guidelines and those required by Knox County, which use the same calculation for multifamily developments (178 spaces). Additionally, the TTCDA Guidelines would allow a maximum of up to 312 spaces. Proposed parking provides 243 parking spaces, including 28 garage spaces.

10) Amenity areas include a clubhouse, pool, playground, picnic areas, gazebos, benches and a sidewalk network. These were included in the Phase 1 Hardin Valley Pointe proposal and will be available for Icon Apartment Home Phase 2 residents. Waste management was also provided as part of phase 1 and will be available to Phase 2 residents.

11) The proposed Ground Area Coverage (GAC) and Impervious Area Ratio (IAR) meet the Design Guidelines. However, the 33.7% Floor Area Ratio (FAR) proposed exceeds the 30% maximum allowed and will require a waiver. The FAR for the entire development would be 33.3% if approved as proposed. Staff supports approval of this waiver since the overage is so minimal.

12) Building facades will feature a combination of cementitious lap siding and board and batten siding with stone veneer as an accent, and asphalt shingles on the roof. The color scheme will be muted in tones of gray.

13) The overall shape, size, and massing of the proposed apartment buildings are similar to the Hardin Valley Pointe apartments. However, the materials and style are a little different. Phase 1 buildings included lap siding and shake-style siding on the walls with tapered columns, 6-over-1 window panes, and wagon wheel detailing beneath the eaves. Rather than this development being a continuation of the existing development, it will look and feel like a separate complex. However, as stated previously, residents will have access to all amenity areas in Phase 1, and can enter and exit from either the Phase 1 or Phase 2 access points.

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

15) The proposed lighting includes building-mounted wall lighting fixtures attached to apartment buildings and 15-ft tall light poles around the perimeter of the parking areas and along the driveways. All light fixtures are full-cutoff, which meet the TTCDA Guidelines.

16) The lighting plan will require three waivers for lighting levels:

- a. Increase the lighting levels in parking areas from 2.5 fc to 5.6 fc. Staff supports approval of this waiver since the overages occur directly beneath light poles in centralized locations to minimize trip hazards, provide additional safety for drivers and pedestrians, and increase security.
- b. Increase the lighting levels within driveways and streets from 0.5 fc to 2.4 fc at the roundabout. Staff supports approval of this waiver to increase safety for drivers and potential pedestrians.
- c. Increase the lighting level at the sidewalk near the roundabout and Building N from 1.0 fc to 6.0 fc and along paths and sidewalks generally to 1.6 fc. Staff supports approval of this waiver to minimize trip hazards and provide additional safety for pedestrians.
- d. Increase the lighting levels within 20 feet of a residential zone at the amenity area on the southwestern property line from 0.2 fc to 1.2 fc. This overage occurs in an amenity area near Building C11. Staff supports approval of this waiver to provide additional security and safety since the overage occurs in a contained area and existing vegetation in this portion of the site is to remain in place and will provide buffering and screening of the lighting for the adjacent properties.

17) Signage is proposed as part of this package. A yard sign comprising 56.65 square feet is proposed at the Commons Point Drive entry. This is within the maximum allowed by the Guidelines. The sign will feature a stone veneer base to match the apartment buildings, and the main body of the sign is steel with aluminum letters. The sign as proposed meets TTCDA Guidelines.

Action: Approved

Meeting Date: 6/22/2022

Details of Action:

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- 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":	If "Other":
Amendments:	Amendments:
Date of Legislative Appeal:	Effective Date of Ordinance: