

# CASE SUMMARY

APPLICATION TYPE: TTCDA

BUILDING PERMIT



File Number: 3-A-21-TOB                      Related File Number:  
Application Filed: 1/28/2021                      Date of Revision:  
Applicant: 875 CORNERSTONE MULTIFAMILY DEVELOPMENT

## PROPERTY INFORMATION

**General Location:** West of Pellissippi Parkway on the northeast side of Cornerstone Road, the northwest side of Murdock Drive, and the east side of Lovell Road

**Other Parcel Info.:**

**Tax ID Number:** 131 069                      **Jurisdiction:** County

**Size of Tract:** 12.35 acres

**Accessibility:** Access would be off of Murdock Dr., a minor arterial with a pavement width of 43.5 feet within a right-of-way width of 88 feet, or off of Cornerstone Dr., a local street with a pavement width of 39.2 feet within a right-of-way width of 50 feet.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Soccer fields and vacant land

**Surrounding Land Use:**

**Proposed Use:** Apartment complex                      **Density:**

**Sector Plan:**                      **Sector Plan Designation:**

**Growth Policy Plan:**

**Neighborhood Context:**

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

**Street:** 875 Cornerstone 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) Waiver to allow 1.5 footcandles (fc) along sidewalks.
- 2) Waiver to allow 1.7 fc at both the Cornerstone Drive and Murdock Drive entrances.

## OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

## TTEDA ACTION AND DISPOSITION

**Planner In Charge:** Michelle Portier

**Staff Recomm. (Abbr.):**

**Staff Recomm. (Full):** Based on the application and plans as submitted and revised, Staff recommends the following actions on the required waivers from the Design Guidelines:

- 1) Approve the waiver for to allow 1.5 footcandles (fc) along sidewalks to minimize trip hazards and provide additional security.
- 2) Approve the waiver for lighting to allow 1.7 fc at both the Cornerstone Drive entrance and Murdock Drive entrance to provide additional security and safety.

Based on the application and plans as submitted and revised, Staff recommends APPROVAL of this request for a Certificate of Appropriateness for a building permit, subject to the following conditions:

- 1) Obtaining approval from the Planning Commission for the proposed development as a use on review.
- 2) Connecting the development to sanitary sewer, as well as meeting other applicable requirements of the Knox County Health Department.
- 3) Provision of street names which are consistent with the Uniform Street Naming and Addressing system Ordinance (Ord. 91-1-102).
- 4) Installing 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.
- 5) Implementation of the street and intersection improvements and recommendations outlined in the Traffic Impact Study prepared by Canon & Canon and approved by the Knox County Department of Engineering and Public Works and Planning 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.
- 6) Installation of all sidewalks as identified on the concept plan or posting a bond with the Knox County Department of Engineering and Public Works in an amount sufficient to guarantee such installation. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works.
- 7) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 8) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 9) Review and approval by the Knox County Fire Marshal's Office.

**Comments:**

- 1) The applicant is requesting approval of a multi-family development on 12.35 acres of an approximately 23-acre tract located on the north side of Cornerstone Drive between Lovell Road and Murdock Drive, generally west of Pellissippi Parkway. The site is currently home to US Cellular soccer fields, but the apartment complex is proposed for the southeast half of the site.
- 2) The development consists of 216 dwelling units distributed between 9 buildings. 216 dwelling units over 12.35 acres yields a density of 17.49 du/ac.
- 3) Apartment buildings are to be three stories and will be located around the perimeter of the site and in the middle surrounding the clubhouse and pool area. There will be a total of 72 one-bedroom units and 144 two- or three-bedroom units. An amenity area including a clubhouse and pool area is centrally located within the complex. A dog park is proposed for the northwest corner of the site next to the soccer fields. A dumpster enclosure is proposed on the west side of the site.
- 4) The development will also require review and approval by the Planning Commission, and is scheduled to be heard on the March 11, 2021 Planning Commission agenda.
- 5) The property was rezoned to OB (Office, Medical, and Related Services) / TO (Technology Overlay) by Knox County Commission on December 21, 2020. The OB zoning district allows multi-dwelling development with a density less than 24 du/ac as a use on review.
- 6) The property has frontage on Cornerstone Drive and Murdock Drive, and has access from both roads. Murdock Drive is a minor arterial that becomes Dutchtown Road and has direct access to

Pellissippi Parkway approximately ¾ mile to the northeast.

7) Canon & Canon prepared a Traffic Impact Study (TIS) for Cornerstone Apartments, the last revision of which was on February 24, 2021. The following improvements are recommended to be implemented with the construction of this project:

- a. Install stop signs on site at the access approaches to Cornerstone Drive and Murdock Drive.
- b. At the intersection of Cornerstone Drive at Murdock Drive, shorten the existing westbound right-turn lane storage from 250' to 150' and shorten the existing right-turn lane taper from 200' to 150' to allow for the proposed site access along Murdock Drive to be installed outside of the existing right-turn lane taper.
- c. Maintain intersection corner sight distances on the site driveways by ensuring that new site signage and landscaping is appropriately located.

8) 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 contains 329 surface parking spaces including 21 garage spaces.

9) Sidewalks are provided throughout the site and will connect with the existing sidewalk along Cornerstone Drive. The existing sidewalk along Murdock Drive will be replaced with a new sidewalk that parallels the street and allows the curb cut at the entry.

10) Ground Area Coverage (GAC), Impervious Area Ratio (IAR), and Floor Area Ratio (FAR) calculations comply with the Design Guidelines.

11) The proposed lighting includes 30-ft tall light poles at intervals along the interior sidewalks and near building entries.

12) Two waivers are being requested for the lighting plan:

- a. Waiver of Section 1.8.5(c) requirements to allow 1.5 footcandles (fc) along sidewalks to minimize trip hazards and provide additional security versus the 1.0 fc allowed by the TTCDA Guidelines.
- b. A waiver of Section 1.8.5(c) requirements to allow 1.7 fc at both the Cornerstone Drive and Murdock Drive entrances to increase safety and security versus the 0.5 fc allowed by the TTCDA Guidelines for driveways and streets within developments.

13) The apartment building materials will be a combination of cultured stone veneer and fiber cement vertical siding. 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. Windows in the stone veneer will have a stone header. The final colors have not been selected yet. There are two options shown in the plans, and both are subdued.

14) Sidewalks are provided throughout the site and will connect with the existing sidewalk along Cornerstone Drive. The existing sidewalk along Murdock Drive will be replaced with a new sidewalk that parallels the street and allows the curb cut at the entry.

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

16) No signage is proposed at this time. Should signage be desired, it should be submitted in a separate application at a future time.

**Action:** Approved with Conditions **Meeting Date:** 3/8/2021

**Details of Action:** APPROVAL of the required waivers from the Design Guidelines:

- 1) Approve the waiver for to allow 1.5 footcandles (fc) along sidewalks to minimize trip hazards and provide additional security.
- 2) Approve the waiver for lighting to allow 1.7 fc at both the Cornerstone Drive entrance and Murdock Drive entrance to provide additional security and safety.

APPROVAL of this request for a Certificate of Appropriateness for a building permit, subject to the following conditions:

- 1) Obtaining approval from the Planning Commission for the proposed development as a use on review. The Planning Commission approved the apartment complex as a use on review at its March 11, 2021 meeting.
- 2) Connecting the development to sanitary sewer, as well as meeting other applicable requirements of the Knox County Health Department.
- 3) Provision of street names which are consistent with the Uniform Street Naming and Addressing system Ordinance (Ord. 91-1-102).
- 4) Installing 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.
- 5) Implementation of the street and intersection improvements and recommendations outlined in the Traffic Impact Study prepared by Canon & Canon and approved by the Knox County Department of Engineering and Public Works and Planning 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.
- 6) Installation of all sidewalks as identified on the concept plan or posting a bond with the Knox County Department of Engineering and Public Works in an amount sufficient to guarantee such installation. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the

Knox County Department of Engineering and Public Works.  
7) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.  
8) Meeting all applicable requirements of the Knox County Zoning Ordinance.  
9) Review and approval by the Knox County Fire Marshal's Office.

**Summary of Action:**

**Date of Approval:** 3/8/2021

**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:**