

CASE SUMMARY

APPLICATION TYPE: TTCDA

BUILDING PERMIT



File Number: 7-C-23-TOA Related File Number:
Application Filed: 5/31/2023 Date of Revision:
Applicant: DOMINION GROUP, LLC

PROPERTY INFORMATION

General Location: Northeast side of Cornerstone Dr, east side of Lovell Rd
Other Parcel Info.:
Tax ID Number: 131 069 Jurisdiction: County
Size of Tract: 10.95 acres
Accessibility: Access is via Lovell Road, a minor arterial with a center turn lane and 59 ft of pavement width within a right-of-way that varies from 115 ft to 154 ft in width, and via Cornerstone Drive, a local street with 39.2 ft of pavement width within a 50-ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Public Parks, though it has been approved for a multifamily development
Surrounding Land Use:
Proposed Use: Multifamily Residential Density:
Sector Plan: Northwest County Sector Plan Designation: O (Office)
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

Variances Requested: N/A

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

TTCDA ACTION AND DISPOSITION

Planner In Charge: Michelle Portier

Staff Recomm. (Abbr.):

Staff Recomm. (Full): APPLICATION APPROVED June 28, 2023, 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 for a building permit, subject to the following condition:
1) Meeting all relevant requirements of the Knoxville Zoning Ordinance, as appropriate.

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

A. The proposed change complies with all relevant requirements of the Design Guidelines, Knoxville Zoning Ordinance and Knox County Zoning Ordinance, as appropriate. As such, waivers to the Design Guidelines and zoning variances would not be needed.

1) The applicant is requesting approval of minor revisions to previously approved development plans for an apartment complex. The original plans were approved by the TTCDA in January, 2022 (Cases 12-B-22-TOB). Plans were also approved by the Planning Commission (Case 12-B-22-UR).

2) Proposed modifications included:

a. Slight modification to the Community Building design.

b. Slight rearrangement of the apartment buildings: the Community Building moved to the side, replacing a "Type B" building, and a "Type A" building moved from the southern group to where the Community Building was. That "Type A" building was replaced with a "Type B" building. There are the same number of buildings of each building type.

c. The landscape plan was modified to incorporate these minor changes to the site plan.

d. The site layout plan was updated to reflect the shifts in the locations of the building types and the new IAR (reduced by 2% from the approved plans).

E. New elevations of the Community Building were provided reflecting in the changes in design.

3) All plans remain in accordance with the TTCDA Design Guidelines.

B. The proposed change does not result in an increase of more than 5% of the square footage, and any other changes resulting from such an increase will comply with all applicable requirements.

1) The change to the community building did not result in an increase of more than 5%, and the other building types remain unchanged.

C. 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 of the Knox County Zoning Ordinance states that minor revisions to development plans may be approved by the TTCDA executive director, or designee, provided such changes: a) do not alter the basic relationship of the proposed development to adjacent property or streets and roads; b) do not alter the uses permitted; c) do not increase the area of development by more than 5% of the previously approved square footage; and d) do not require the approval of a waiver to the Tennessee Technology Corridor Design Guidelines, or a variance to the zoning ordinance for Knox County.

1) The proposed revision does not alter any of the above standards, does not require a waiver from the TTCDA or a variance from the Knox County Zoning Ordinance, and is therefore in compliance with the TO zone requirements for minor changes to previously approved plans.

Action: Approved

Meeting Date: 7/5/2023

Details of Action: APPLICATION APPROVED June 28, 2023, 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 for a grading permit, subject to the following condition:

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

Summary of Action:

Date of Approval:

6/28/2023

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: