



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
USE ON REVIEW REPORT**

▶ **FILE #:** 4-J-06-UR

**AGENDA ITEM #:** 94

**AGENDA DATE:** 4/13/2006

▶ **APPLICANT:** DESIGN INNOVATIONS ARCHITECTS

OWNER(S): UNIVERSITY REAL ESTATE, LLC.

TAX ID NUMBER: 108 C E 016

JURISDICTION: City Council District 1

▶ **LOCATION:** Northeast side of Eighteenth St, northwest side of Lake Ave

▶ **APPX. SIZE OF TRACT:** 0.64 acres

SECTOR PLAN: Central City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Eighteenth Street, a local street with a 60' right of way and 30' pavement width and Lake Avenue, a local street with a 45' right of way and 20' pavement width.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

▶ **ZONING:** C-7 (Pedestrian Commercial)

▶ **EXISTING LAND USE:** Apartments

▶ **PROPOSED USE:** Condominiums with ground floor parking garage

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Restaurant / C-7 (Pedestrian Commercial)

South: Apartments / O-2 (Civic & Institutional)

East: Apartments / C-7 (Pedestrian Commercial)

West: Condominiums / C-7 (Pedestrian Commercial)

NEIGHBORHOOD CONTEXT: The property in this area is zoned C-7 and O-2, both of which cater to the needs of the University of Tennessee.

**STAFF RECOMMENDATION:**

▶ **APPROVE** the request for garage parking on the ground floor in the C-7 zoning district subject to the following 3 conditions:

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Adherence to attached plans as submitted by applicant.

**COMMENTS:**

The applicant is proposing to demolish the existing Lake Court Apartments and construct an 84 unit condominium development with tenant parking on the ground floor. In the C-7 zoning district, a ground floor parking garage is considered as a use permitted on review. In addition to 54 standard parking spaces and 4 handicapped parking spaces, the applicant is proposing to construct a lobby on the ground floor. Additional

parking will be provided below the ground level and the condo units will be located on floors 1-7. The garage will access both Lake Avenue and Eighteenth Street.

The C-7 guidelines aim to establish retail uses on the ground floor of all structures and prefer that no blank walls are created along any street within the district. In order to remedy these concerns, the applicant has agreed to install landscaping around the perimeter of the building and provide breaks in the brick wall to allow natural light to shine through the ground floor parking garage. These improvements will reduce the visual impact of the facility. Staff agrees that this use is consistent with surrounding uses and that ground floor retail is more crucial along Cumberland Avenue rather than Lake Avenue.

This development was reviewed by the C-7 Design Review Board on the 5th of April. Committee members approved the ground floor parking garage subject to the following conditions; 1) that the building and sidewalk be separated by 4 feet of landscaping; 2) that the sidewalk be widened as much as possible; 3) that there be tree planters placed along the sidewalk; 4) that there be vegetative and permanent screening in front of ground floor openings. The applicant was present at the review meeting and agreed to adhere to the conditions.

#### EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed development will have minimal impact on local services since all utilities are in place to serve this site.
2. The proposed parking garage will place minimal additional demand on schools and streets.
3. The proposed development is consistent with the existing use of the site and other uses in the area.

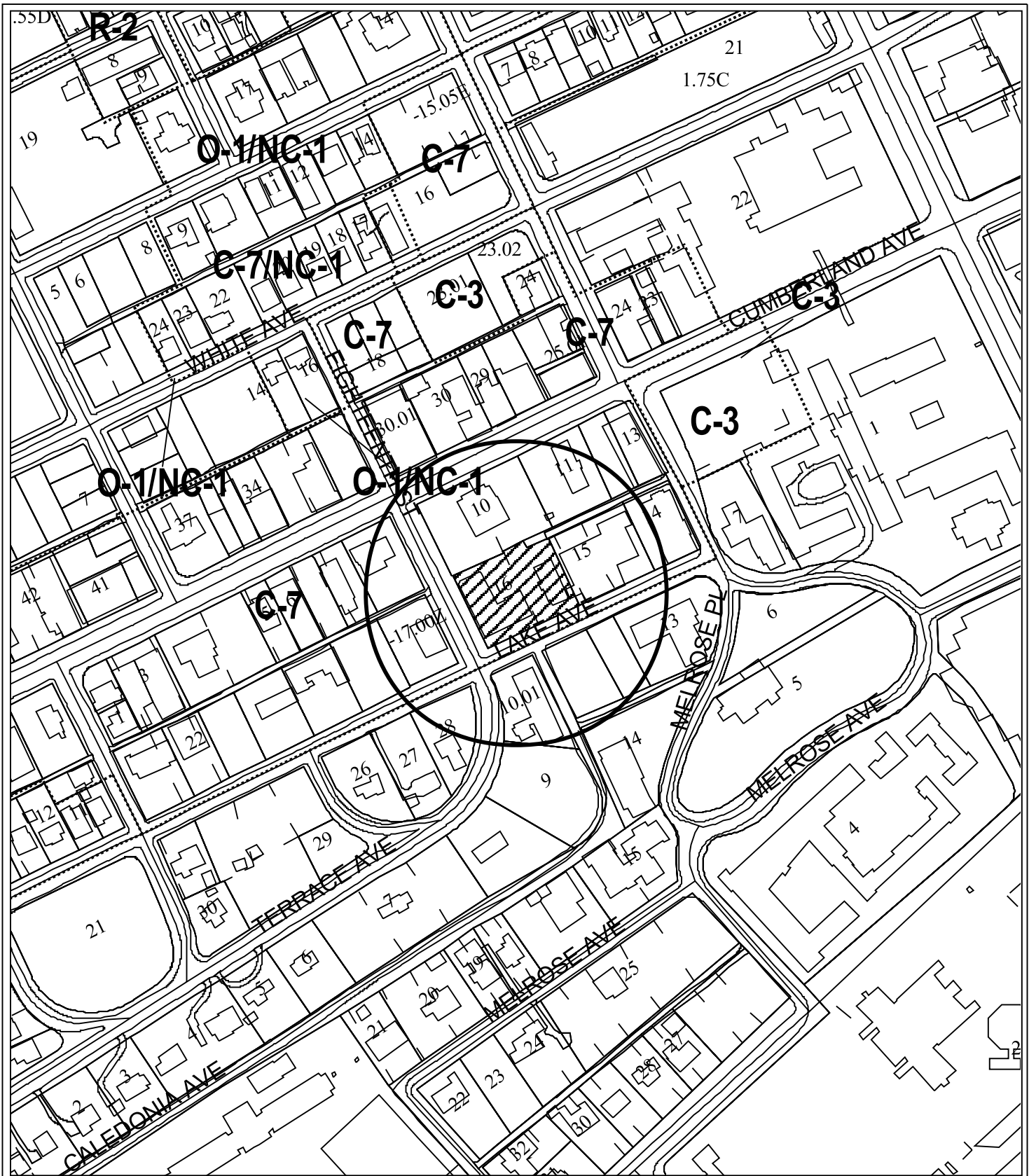
#### CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposed condominium development and parking garage is consistent with all requirements of the C-7 zoning, as well as other criteria for approval of a use on review.
2. The development is consistent with the following general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The proposed use is permitted by the C-7 district and will not significantly injure the value of adjacent property. The use will not draw substantial additional traffic through residential areas.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The City of Knoxville One Year Plan proposes general commercial for this property whereas the Central City Sector Plan proposes mixed use for this property.
2. The current C-7 zoning of the property permits consideration of ground floor parking garages as a use on review.

MPC's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



4-J-06-UR  
 USE ON REVIEW



Condominiums with first floor parking garage in C-7 (Pedestrian Commercial)

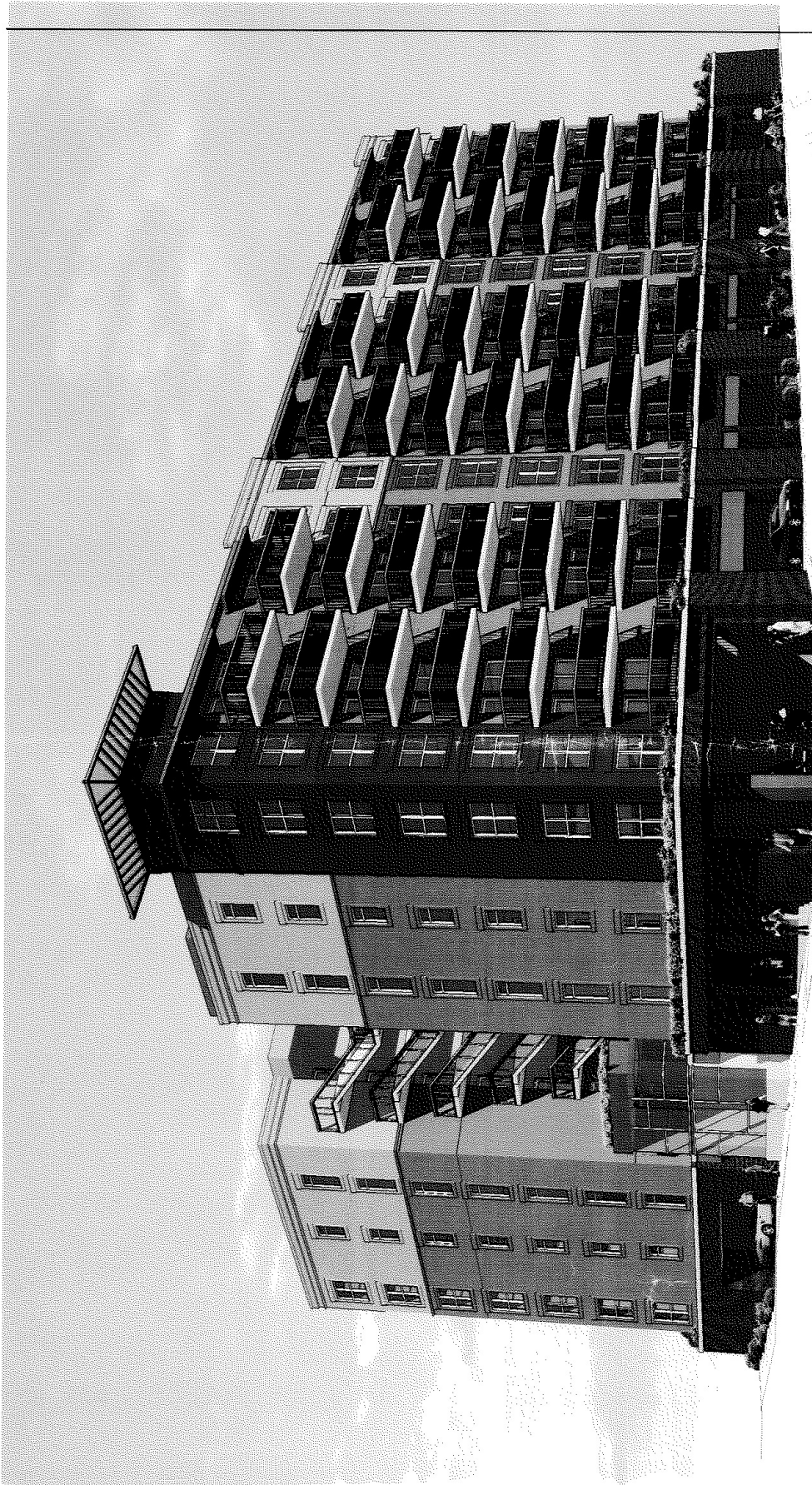
Original Print Date: 03/24/06    Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Design Innovations Architects

Map No: 108

Jurisdiction: City





PRELIMINARY NOT FOR  
CONSTRUCTION  
DATE 03-30-06  
PROJECT NUMBER 200545  
SHEET NUMBER A-1



**LAKE COURT CONDOMINIUMS**

DEVELOPED BY:  
UNIVERSITY REAL ESTATE DEVELOPMENT CO.  
(865) 637-6600



DATE 3-31-06  
DESIGN INNOVATIONS ARCHITECTS  
REVISED 4-5-06 UR

18th & Lake Street Proposed Residential Development  
Zoning Analysis

**The Site:**

Location: between 17th, 18th, Lake Avenue,  
Cumberland Avenue

Zoning: C-7 Pedestrian Commercial District

Uses Permitted: Dwelling Units on 2nd floor and  
above. **Proposed: Residential units 2nd-7th  
floor.**

Maximum Height Allowed 8 stories and 90 feet  
**Proposed: 8 stories (1 @ 12', 7 @ 8'-8"), 80'-0"  
including parapet and tower.**

**The Proposed Project:**

84 Residential Units, (102,424 gross leasable  
area (GLA))

Parking Spaces Required: 136 (2 ea for 20 units,  
1.5 per ea. add. units) Provided: 150

Open Space: 10,242 sf (10% of GLA Required)  
Provided: 19,695 sf

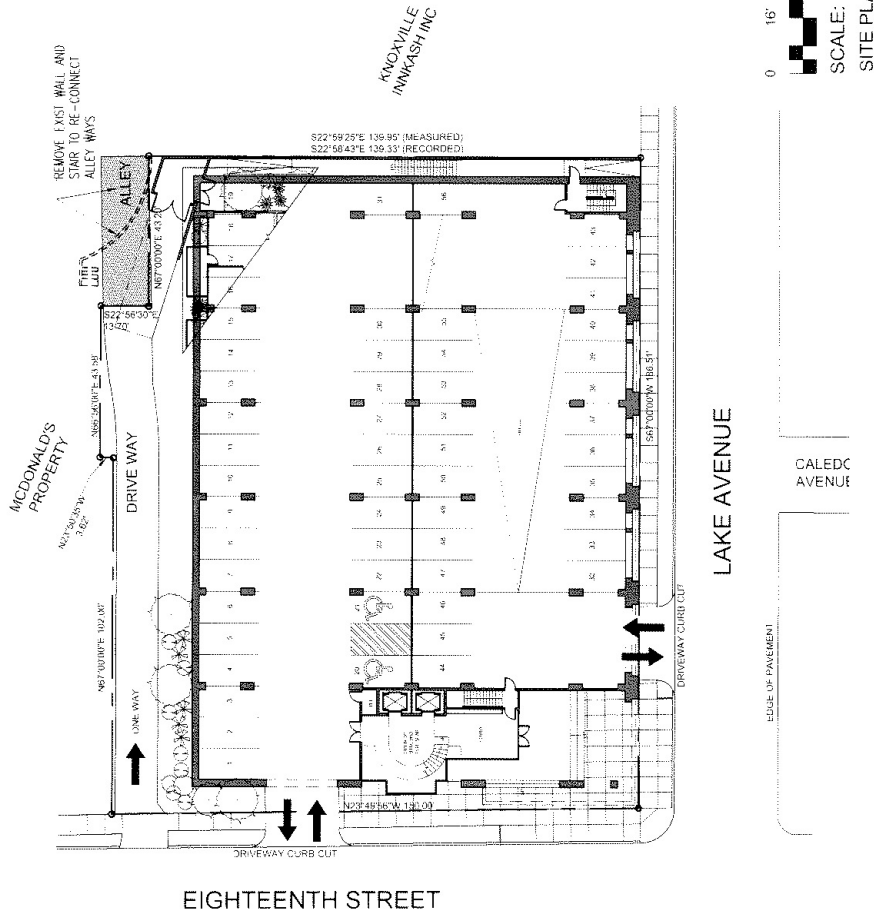
- A. Plaza Balconies & Ground Level 12,135sf
- B. Plaza Court 3,864 sf
- C. Residential Balconies (6' x 15') 7,560 sf

Landscaping: 5,121 sf (5% of GLA Required)  
Provided: 5,318 sf

- A. Ground Level Perimeter 1,678 sf
- B. Plaza Perimeter 1,984 sf
- C. Plaza Court 1,656 sf



PRELIMINARY NOT FOR  
CONSTRUCTION  
DATE: 03-30-06  
PROJECT NUMBER: 200545  
SHEET NUMBER: A-2



**LAKE PLAZA CONDOMINIUMS**  
DEVELOPED BY:  
UNIVERSITY REAL ESTATE DEVELOPMENT CO.  
(865) 673-9600

PROJECT: 1805055, DATE: 03-30-06, SHEET: A-2, PROJECT NUMBER: 200545, SCALE: 1/32\"/>