



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

▶ **FILE #:** 4-G-07-UR

**AGENDA ITEM #:** 100

**AGENDA DATE:** 4/12/2007

▶ **APPLICANT:** DESIGN INNOVATIONS ARCHITECTS

OWNER(S): RBR LAKE PLAZA, 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:** 0.6 acres

SECTOR PLAN: Central City

GROWTH POLICY PLAN: Urban Growth Area

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:**

▶ **PROPOSED USE:** Dwelling units and parking on the ground floor

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 6 dwelling units on the first floor and garage parking on the ground floor in the C-7 zoning district subject to the following 8 conditions:**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Submitting a landscape plan for MPC staff review and approval.
4. Installing landscaping as shown on the landscape plan within six months of the issuance of occupancy permits for this project.
5. Obtaining the required variances from the Knoxville Board of Zoning Appeals (see below).
6. Adhering to comments from the C-7 Design Review Board.
7. Installation of natural breaks along the walls of the entrance to the parking garage.
8. Adherence to attached plans as submitted by applicant.

With the conditions noted, this plan meets the requirements for approval of a use-on-review in the C-7 zoning district.

#### **COMMENTS:**

The applicant is proposing to demolish the existing Lake Court Apartments and construct a 62 unit condominium development with 6 of those units and tenant parking located on the ground floor. In the C-7 zoning district, use on review approval is required when dwelling units are located on the first floor and garage parking is located on the ground floor. In addition to 30 standard parking spaces and 5 handicapped parking spaces, the applicant is also proposing to construct a lobby on the ground floor. Additional parking will be located on floors 2-3 and additional condominium units will be located on floors 2-9.

A previous development plan was approved for this property in April of 2006 (4-J-06-UR). That request was for a 72 unit condominium development with the entire ground floor being dedicated to parking. Since the applicant has changed the previously approved development plan, an additional use on review was required.

On March 13, 2007, the Knoxville City Council enacted a 90 day moratorium on all new building permits for projects located in the C-7 zoning district. The moratorium was enacted to allow time for MPC to finalize the Cumberland Avenue Corridor Plan and bring it before City Council. City Council has since amended the moratorium to authorize the issuance of building permits under exceptional and limited circumstances. Staff is considering this request to be one of those circumstances since this is a revision to a previously approved development plan.

The applicant will need to obtain 4 variances from the Knoxville Board of Zoning Appeals (BZA) to 1) reduce the required landscaped area from 5 % of the gross leasable area of the building to 4 %, 2) increase the maximum building height from 90 ft. to 106 ft., and increase the number of building stories from 8 to 10, 3) decrease the minimum module width in a parking garage from 60' to 55' at columns (30 spaces) and 60 ft. to 59 ft. elsewhere, for 90 degree parking on both sides of the aisle, and 4) decrease the minimum parking aisle width from 15' to 14' for one-way parallel parking. The BZA is scheduled to hear these variance requests on April 19, 2007. If these variances are granted, the applicant will still be required to obtain approval from the C-7 Design Review Board, which is scheduled to review this item on April 4, 2007.

Access to the parking garage will be from Eighteenth St. The C-7 guidelines and the Cumberland Ave. Corridor Plan encourages that no blank walls greater than 20' in length be created along any street within the district. In order to address this, the applicant has agreed to install natural breaks along the façade of the parking garage.

#### **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.

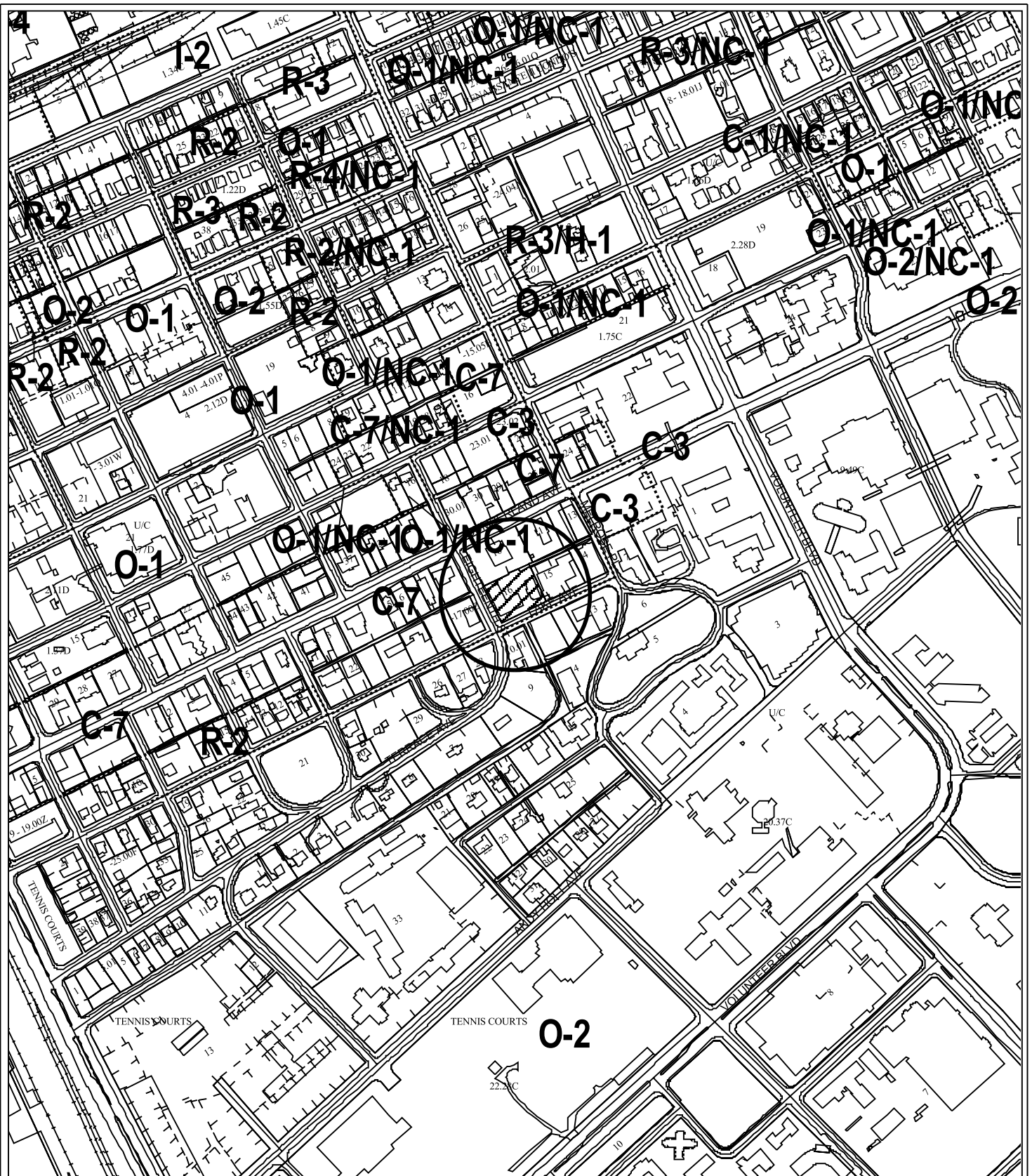
#### **CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE**

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 dwelling units on the first floor and ground floor parking.

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-G-07-UR  
USE ON REVIEW**



Dwelling units and parking on the ground floor  
in a C-7 (Pedestrian Commercial) zoning district.

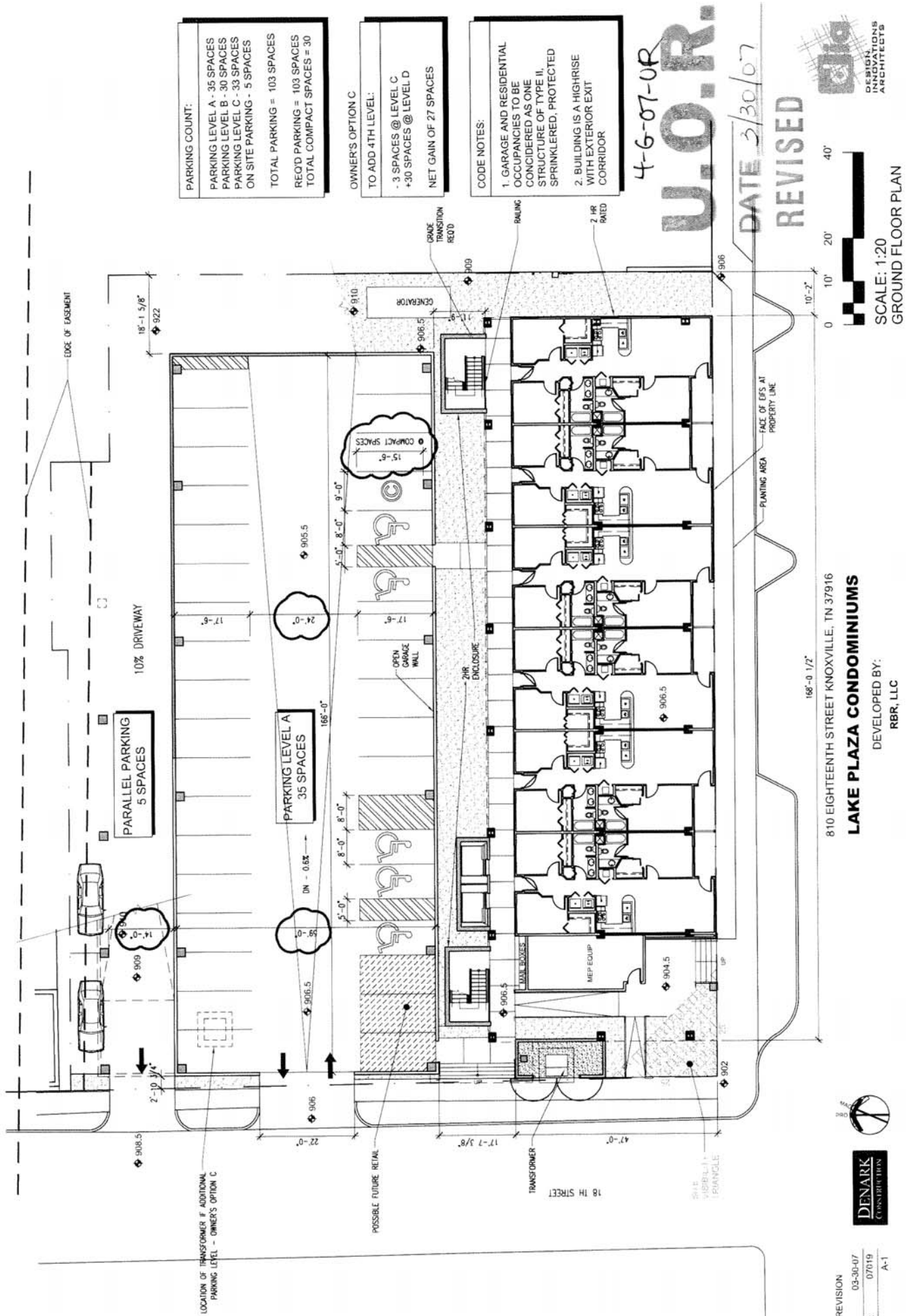
Original Print Date: 03/20/07    Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Design Innovations Architects

Map No: 108

Jurisdiction: City





**18th & LAKE AVE 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 1st-10th FLOOR

MAXIMUM HEIGHT ALLOWED:  
8 STORIES AND 90 FEET  
PROPOSED:  
OPTION A - 9 (@ 10'-0") STORIES AND 92 FEET TO ROOF  
OPTION B - 10 (@ 10'-0") STORIES AND 106 FEET TO ROOF

**THE PROPOSED PROJECT:**

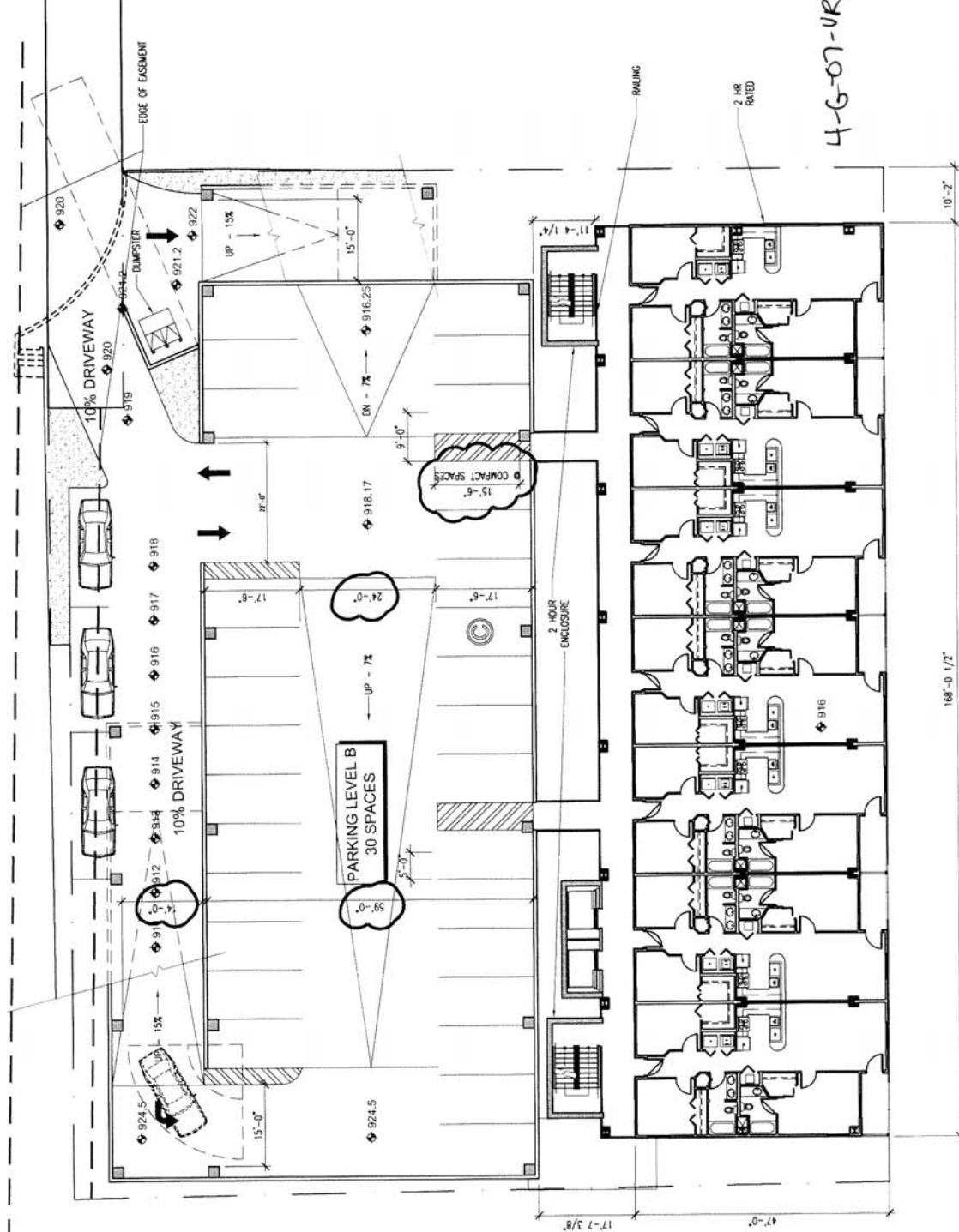
62 RESIDENTIAL UNITS, (65,062 SF GROSS LEASABLE AREA (GLA))

PARKING SPACES REQUIRED:  
103 (2 EA FOR 20 UNITS, 1.5 PER EA ADDITIONAL UNIT)  
PROVIDED: 103 SPACES

OPEN SPACE:  
6,502 SF (10% OF GLA REQUIRED)  
PROVIDED: 19,001 SF

A. GROUND LEVEL: 5,473 SF  
B. RESIDENTIAL BALCONIES: 12,528 SF

LANDSCAPING:  
3,253 SF (5% OF GLA REQUIRED)  
PROVIDED: 2,642 SF



SCALE: 1:20  
SECOND FLOOR PLAN

810 EIGHTEENTH STREET KNOXVILLE, TN 37916

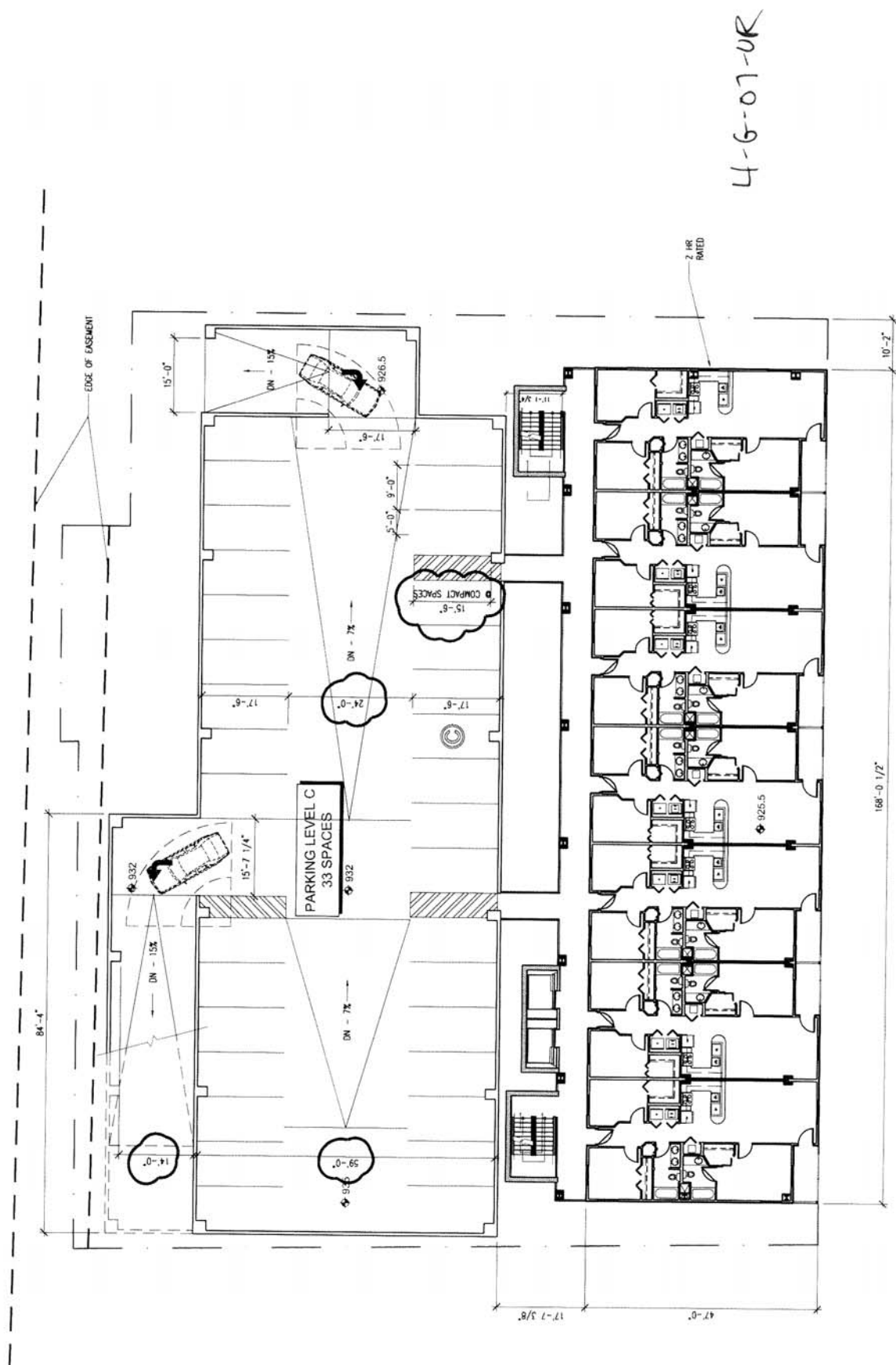
**LAKE PLAZA CONDOMINIUMS**

DEVELOPED BY:  
RBR, LLC



**DENARK**  
CONSULTING

U.O.R. REVISION: 03-30-07  
PROJECT NUMBER: 07019  
SHEET NUMBER: A-2



4-6-07-UR



SCALE: 1:20  
THIRD FLOOR PLAN

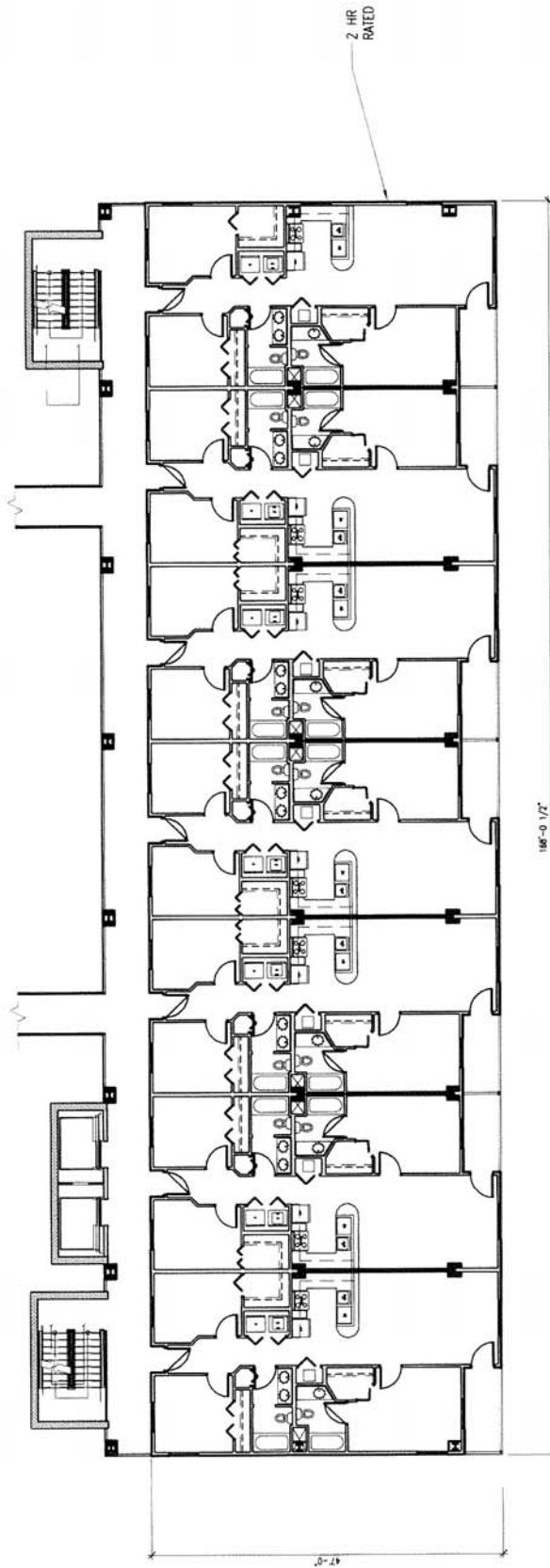
810 EIGHTEENTH STREET KNOXVILLE, TN 37916  
**LAKE PLAZA CONDOMINIUMS**  
DEVELOPED BY:  
RBR, LLC



**DENARK**  
CONSULTING

DATE: 03-30-07  
PROJECT NUMBER: 07019  
SHEET NUMBER: A-3

NO. J.O.R. REVISION



H-6-07-UR



TYPICAL TOWER FLOOR PLAN

810 EIGHTEENTH STREET KNOXVILLE, TN 37916

**LAKE PLAZA CONDOMINIUMS**

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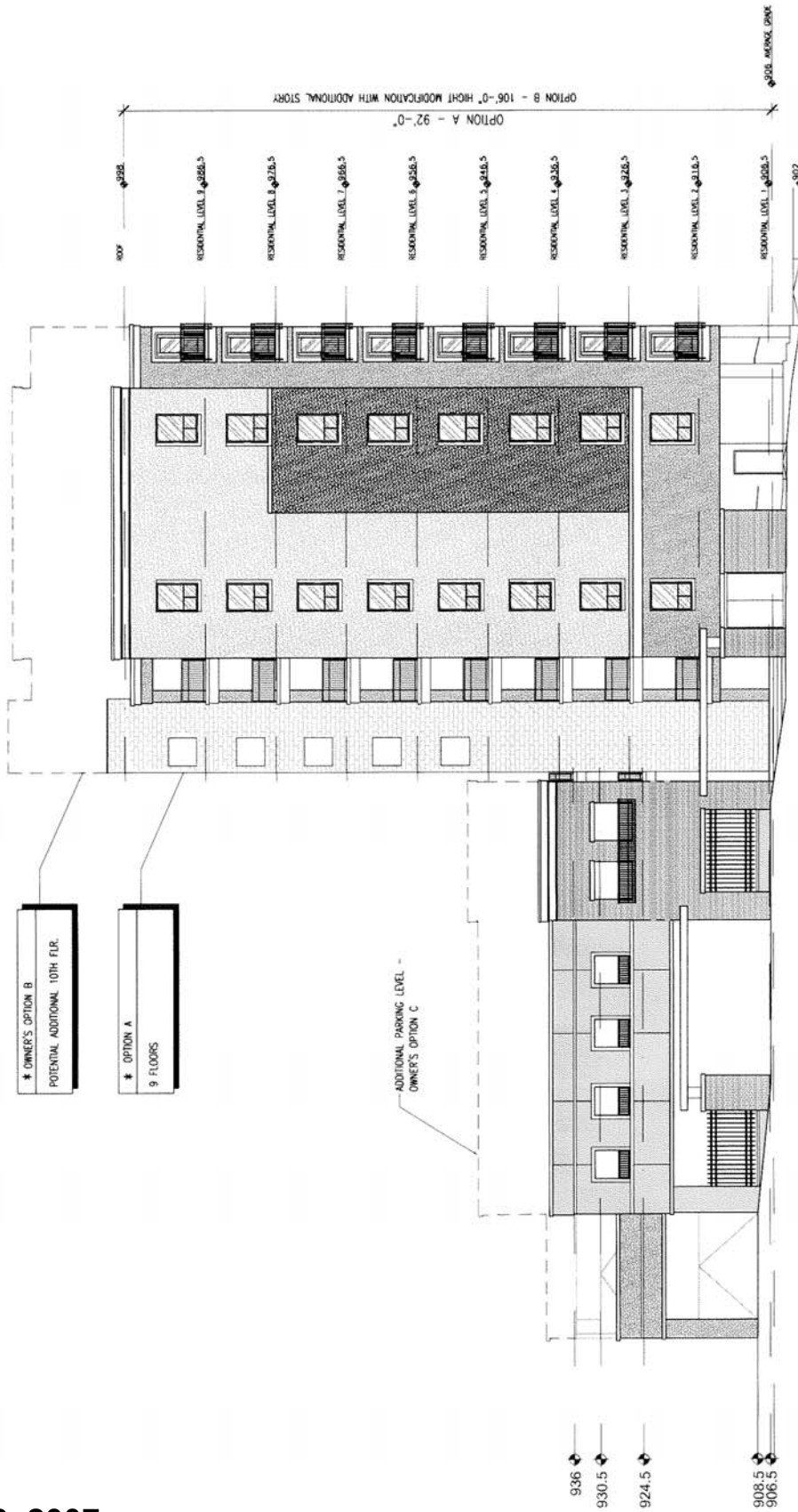
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PROJECT NUMBER:	07019
SHEET NUMBER:	A-4

U.O.R. REVISION





4-G-07-UR



1 18TH STREET ELEVATION  
1/16"=1'-0"

810 EIGHTEENTH STREET KNOXVILLE, TN 37916  
**LAKE PLAZA CONDOMINIUMS**  
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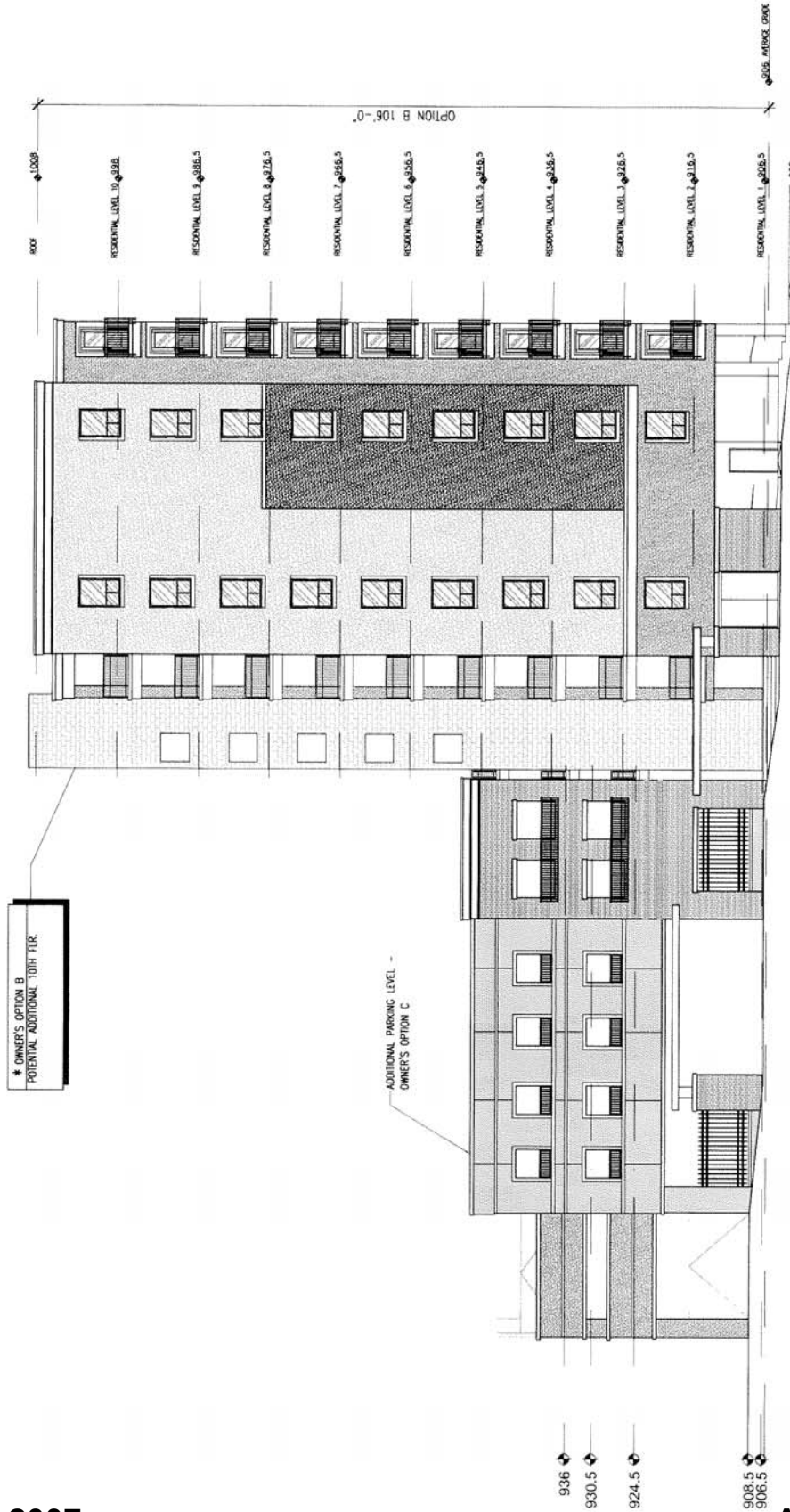


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 PROJECT NUMBER: 07019  
 SHEET NUMBER: A-5

U.O.R. REVISION



LI-607-UR

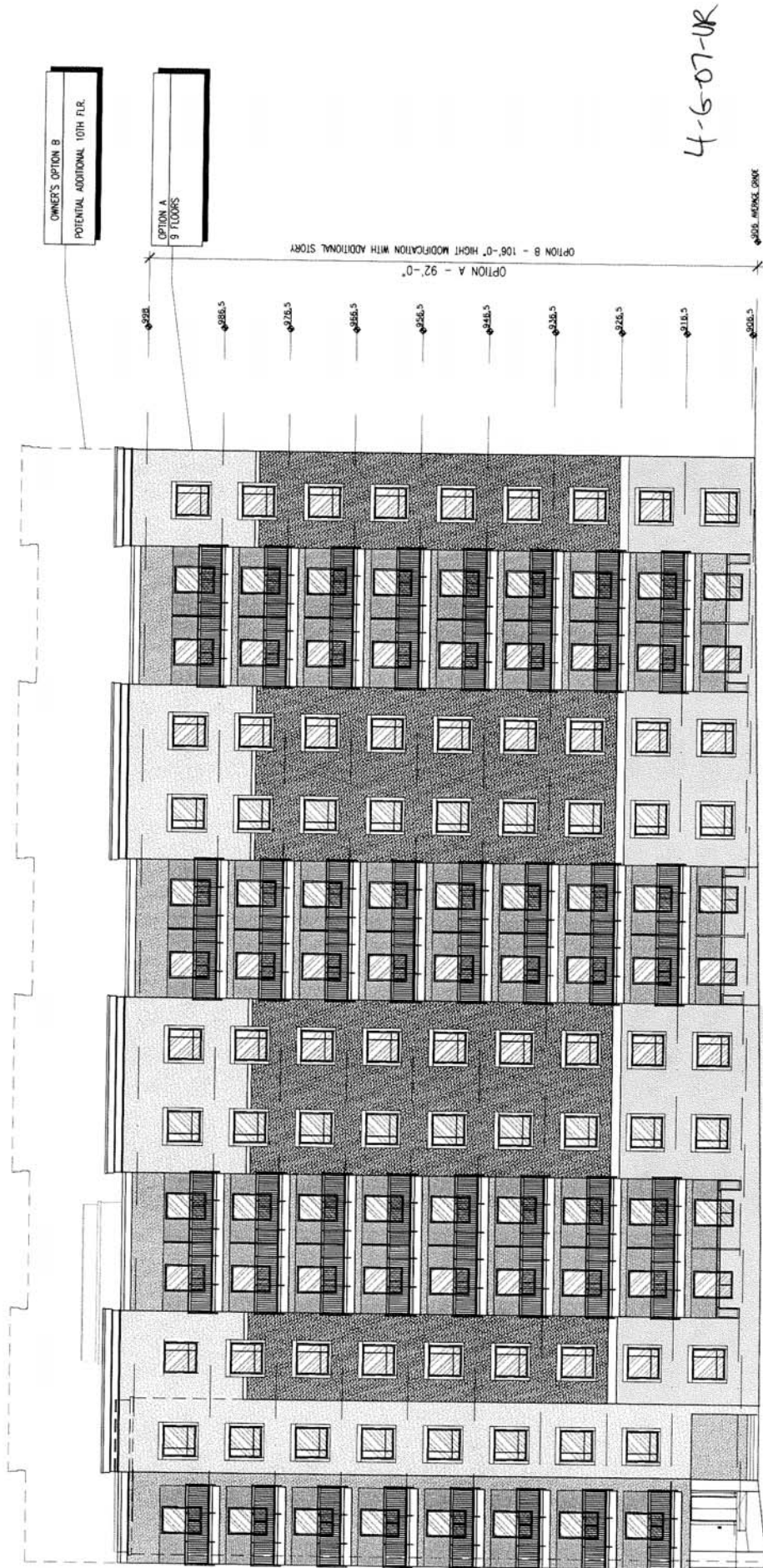


1 18TH STREET ELEVATION WITH ADDITIONAL STORY  
1/16"=1'-0"

810 EIGHTEENTH STREET KNOXVILLE, TN 37916  
**LAKE PLAZA CONDOMINIUMS**  
 DEVELOPED BY:  
 RBR, LLC



DATE: 03-30-07  
 PROJECT NUMBER: 07019  
 SHEET NUMBER: A-5.2



4-6-07-UR



1 LAKE AVENUE ELEVATION  
 1/16"=1'-0"

810 EIGHTEENTH STREET KNOXVILLE, TN 37916

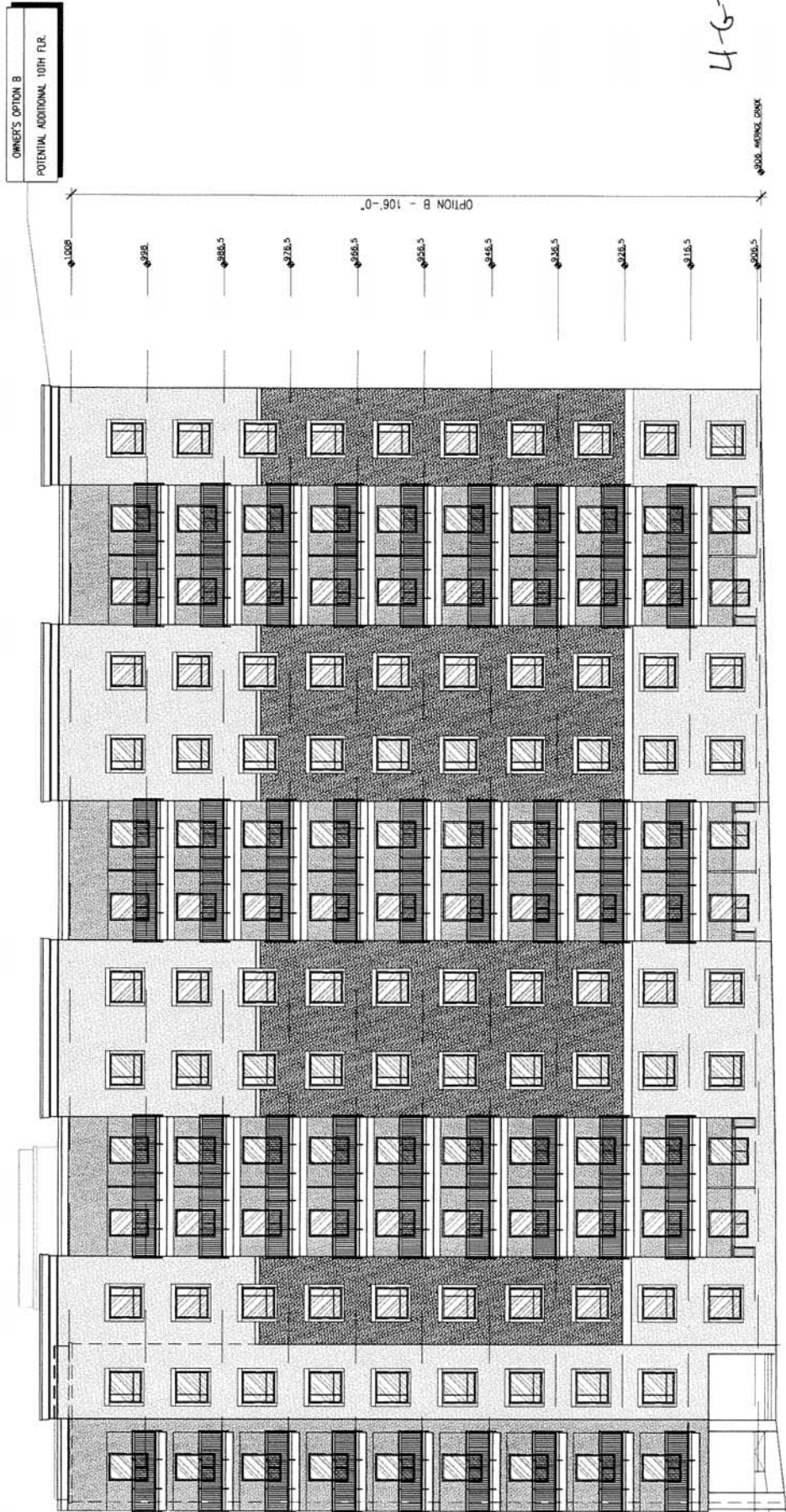
**LAKE PLAZA CONDOMINIUMS**

DEVELOPED BY:  
 RBR, LLC



DATE: 03-30-07  
 PROJECT NUMBER: 07019  
 SHEET NUMBER: A-6

M.P.O.R. REVISION



4-G-07-UR



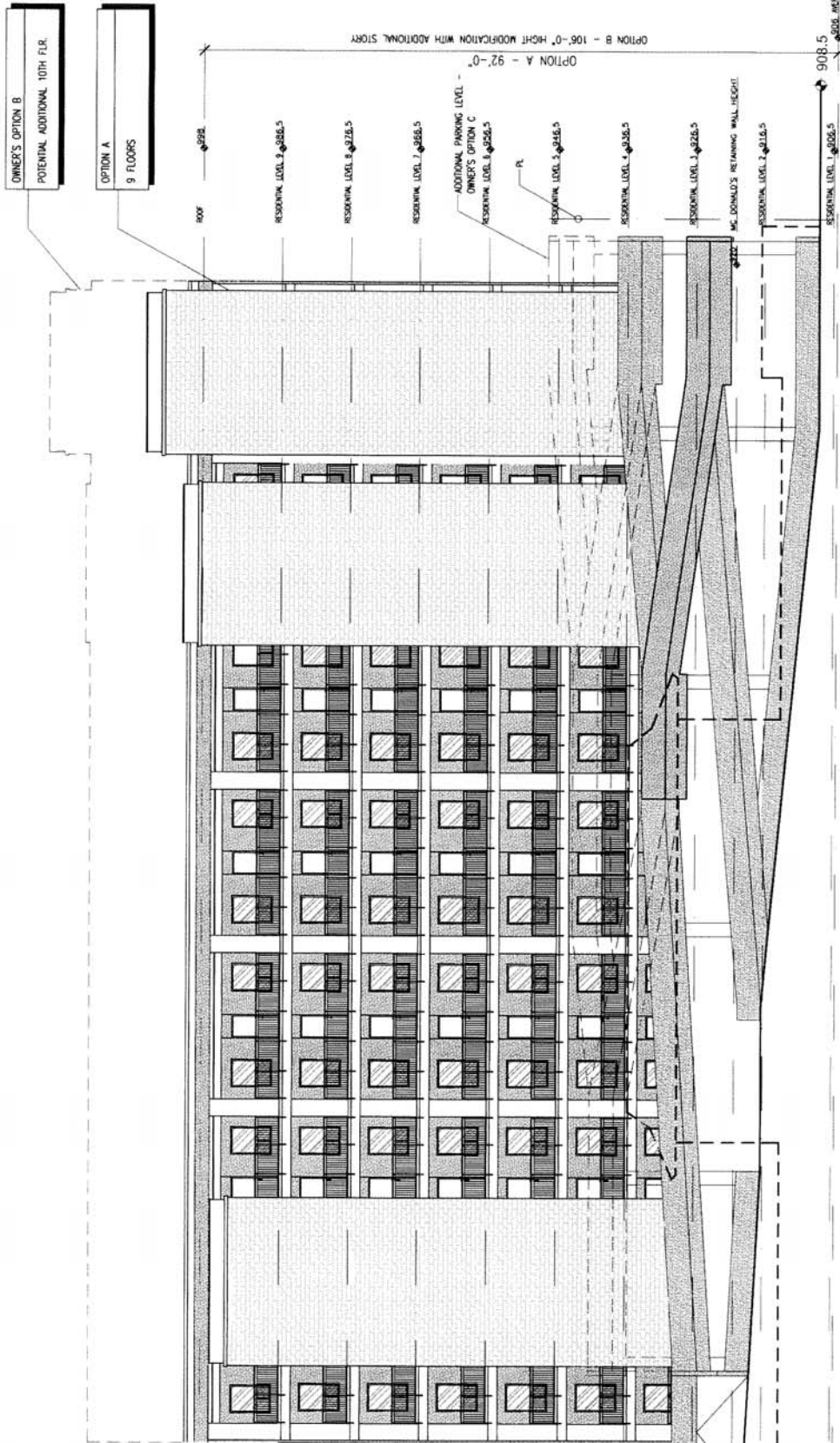
1 LAKE AVENUE ELEVATION WITH ADDITIONAL STORY  
1/16"=1'-0"

810 EIGHTEENTH STREET KNOXVILLE, TN 37916  
**LAKE PLAZA CONDOMINIUMS**  
 DEVELOPED BY:  
 RBR, LLC



DATE: 03-30-07  
 PROJECT NUMBER: 07019  
 SHEET NUMBER: A-6.2

MPC April 12, 2007



4-602-UR



1 ALLEY ELEVATION - MC DONALD SIDE  
1/16"=1'-0"



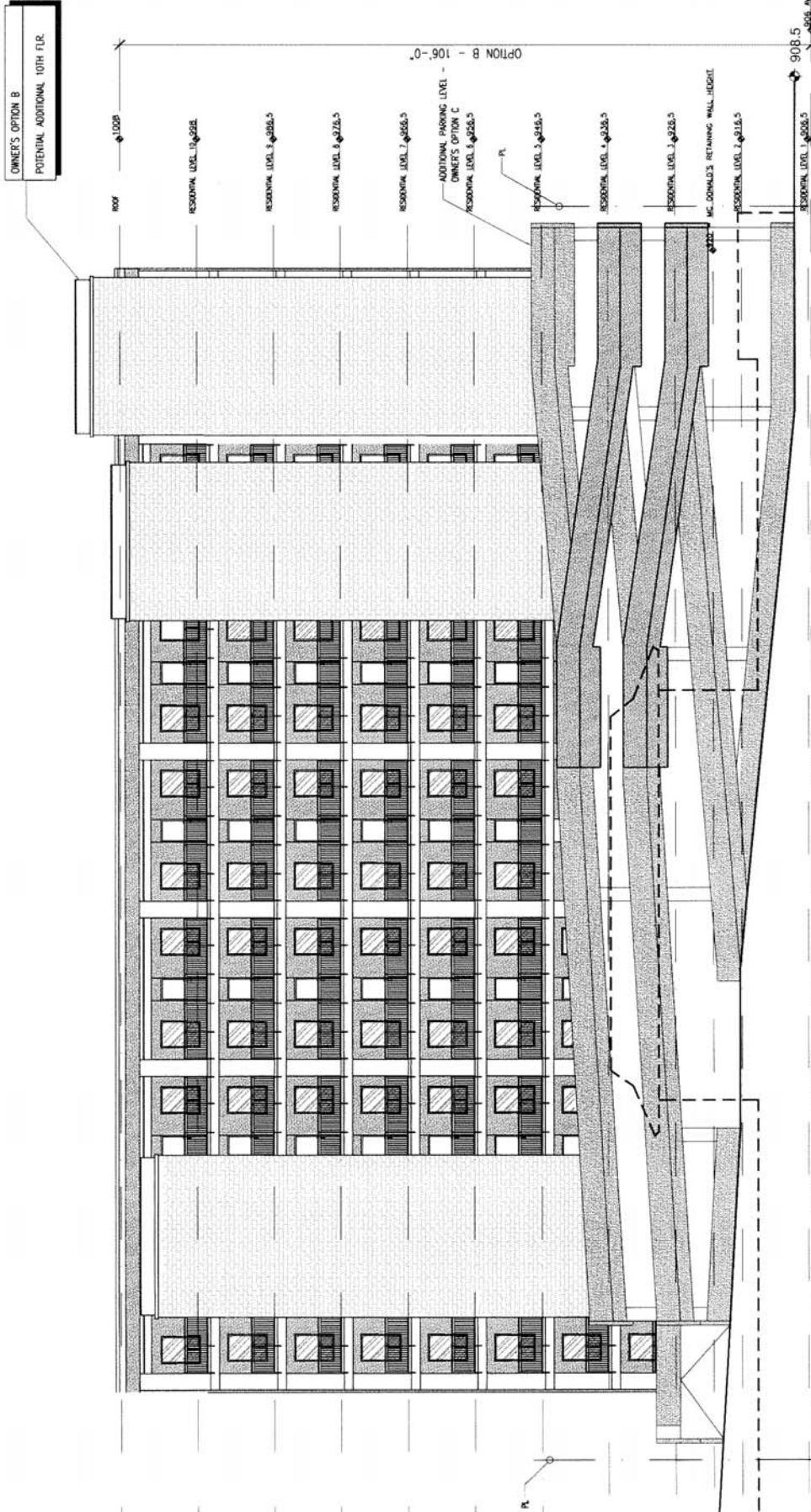
810 EIGHTEENTH STREET KNOXVILLE, TN 37916

**LAKE PLAZA CONDOMINIUMS**

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RBR, LLC



DATE: 03-30-07  
PROJECT NUMBER: 07019  
SHEET NUMBER: A-7



4-6-07-UK



1 ALLEY ELEVATION - MC DONALD'S SIDE WITH ADDITIONAL STORY  
1/16"=1'-0"

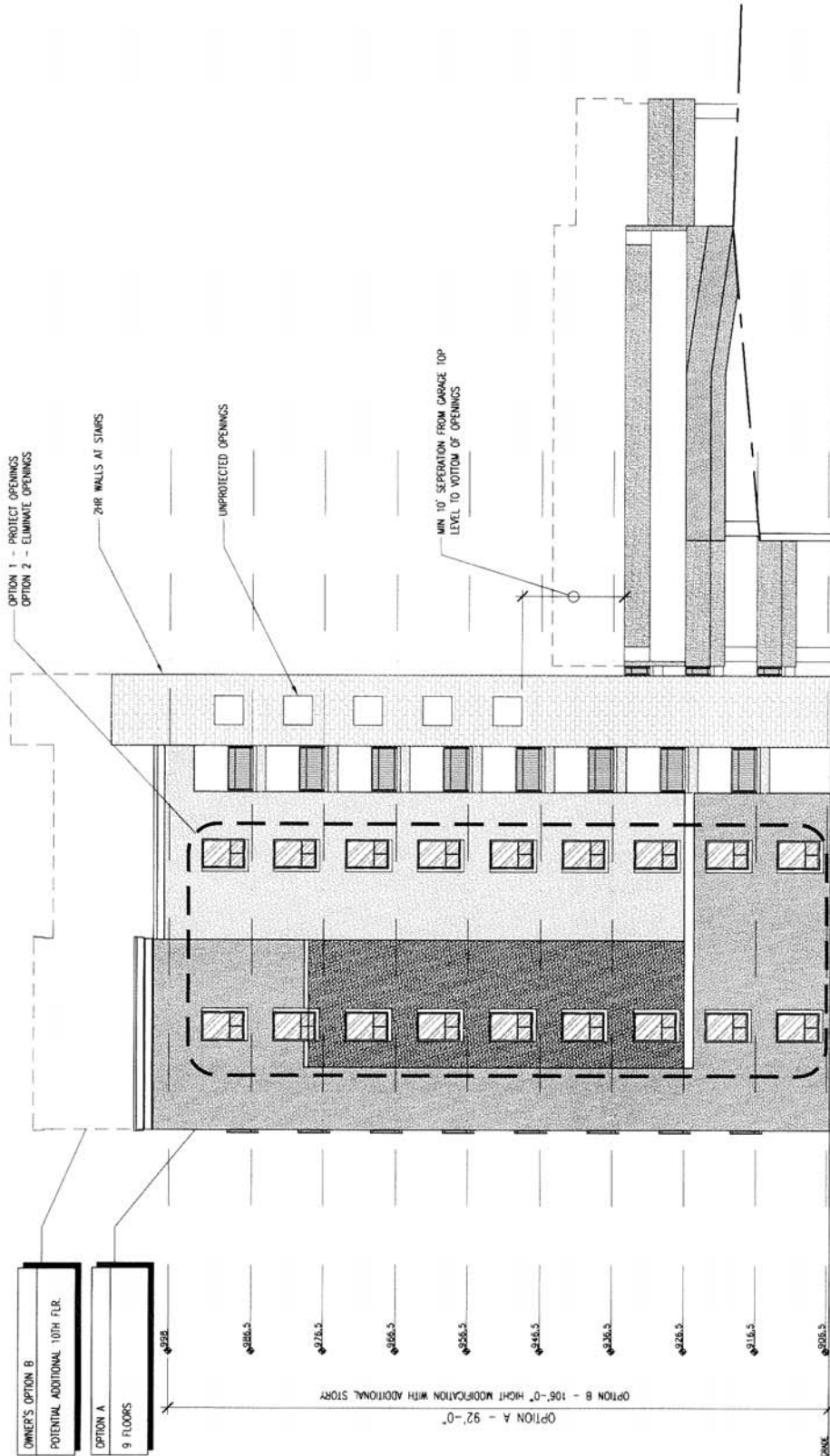
810 EIGHTEENTH STREET KNOXVILLE, TN 37916

**LAKE PLAZA CONDOMINIUMS**

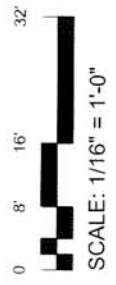
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RBR, LLC



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03-30-07	
PROJECT NUMBER:	07019
SHEET NUMBER:	A-7.2



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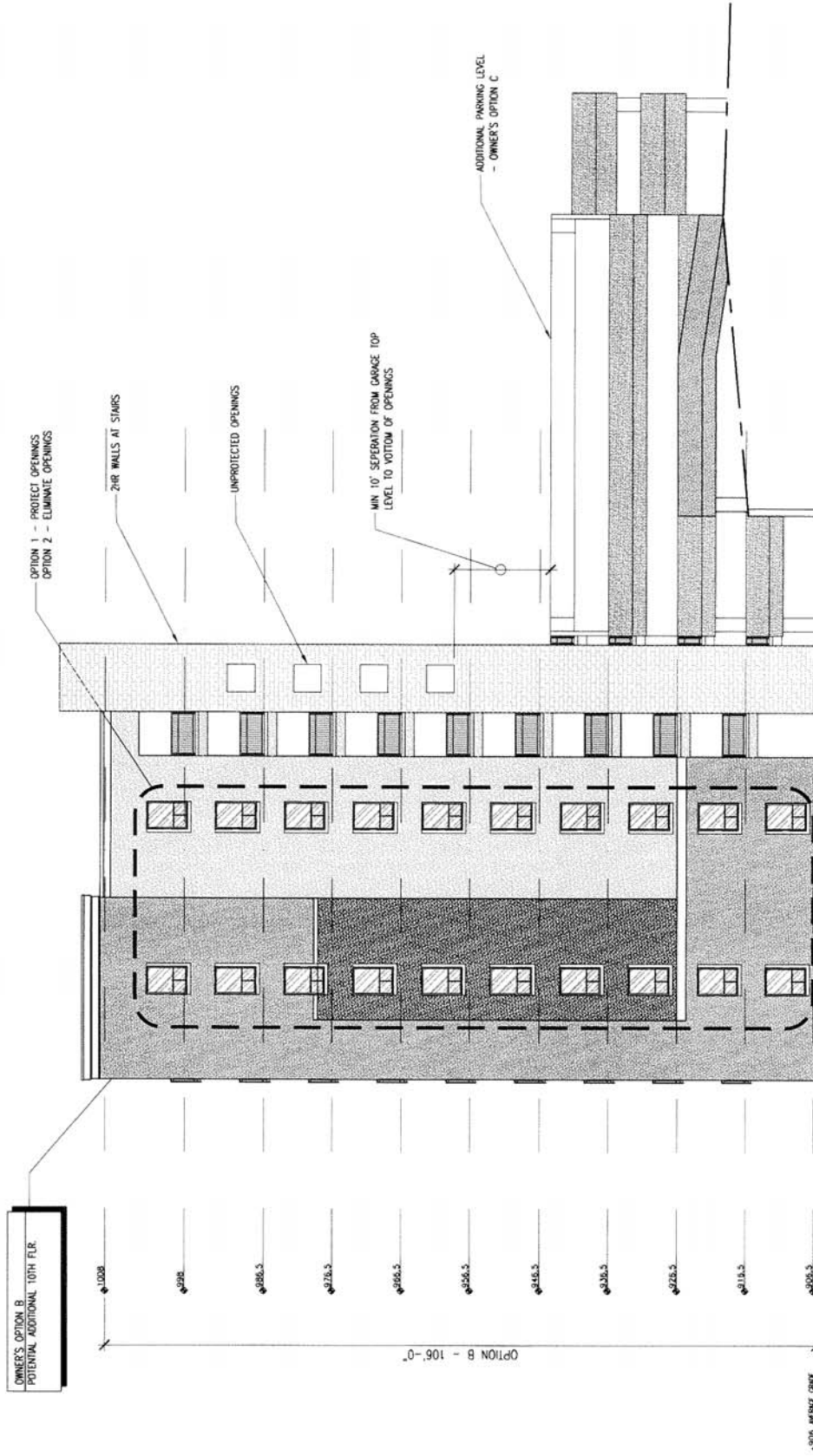


1 ALLEY ELEVATION - DAY'S INN SIDE  
1/16"=1'-0"

810 EIGHTEENTH STREET KNOXVILLE, TN 37916  
**LAKE PLAZA CONDOMINIUMS**  
DEVELOPED BY:  
RBR, LLC



DATE: 03-30-07  
PROJECT NUMBER: 07019  
SHEET NUMBER: A-8



L-6-07-UK

1 ALLEY ELEVATION - DAY'S INN SIDE WITH ADDITIONAL STORY  
1/16"=1'-0"

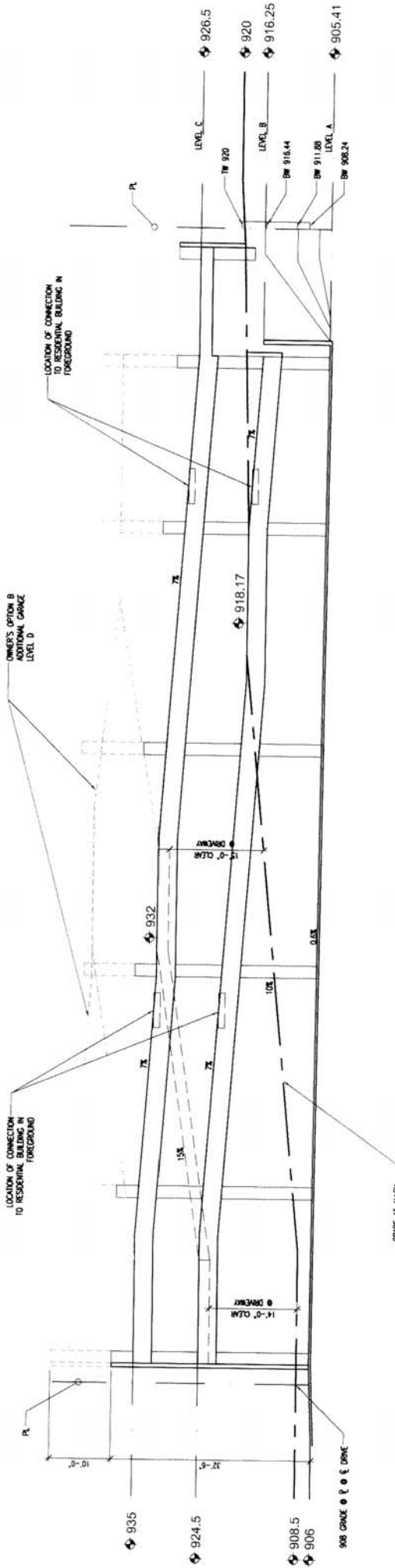


810 EIGHTEENTH STREET KNOXVILLE, TN 37916  
**LAKE PLAZA CONDOMINIUMS**  
DEVELOPED BY:  
RBR, LLC



DATE: 03-30-07  
PROJECT NUMBER: 07019  
SHEET NUMBER: A-8.2





810 EIGHTEENTH STREET KNOXVILLE, TN 37916  
**LAKE PLAZA CONDOMINIUMS**  
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 RBR, LLC



M.C.O.R. REVISION  
 DATE: 03-30-07  
 PROJECT NUMBER: 07019  
 SHEET NUMBER: A-9

