



SPECIAL USE REPORT

▶ **FILE #:** 2-D-24-SU

AGENDA ITEM #: 18

AGENDA DATE: 2/8/2024

▶ **APPLICANT:** JOSHUA D. WRIGHT

OWNER(S): Joshua D. Wright Honeysuckle Development LLC

TAX ID NUMBER: 95 O D 006 03

[View map on KGIS](#)

JURISDICTION: City Council District 1

STREET ADDRESS: 2429 ANITA DR

▶ **LOCATION:** North side of Anita Dr, northeast side of Cottrell St

▶ **APPX. SIZE OF TRACT:** 5.93 acres

SECTOR PLAN: South City

GROWTH POLICY PLAN: N/A (Within City Limits)

ACCESSIBILITY: Access is via Anita Drive, a minor arterial street with a 50-ft pavement width within a 282-ft to 307-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Tennessee River

▶ **ZONING:** RN-4 (General Residential Neighborhood), HP (Hillside Protection Overlay)

▶ **EXISTING LAND USE:** Commercial

▶ **PROPOSED USE:** Multi-family development

HISTORY OF ZONING: A rezoning from RN-1 (Single-Family Residential Neighborhood) to RN-4 (General Residential Neighborhood) was approved in 2022. (4-P-22-RZ)

SURROUNDING LAND USE AND ZONING:

North: Railroad right-of-way, commercial, wholesale - ROW (Right-of-Way), SW-2 (South Waterfront River Rd, Goose Creek ROW & Island Home Ave), HP (Hillside Protection Overlay)

South: Right-of-way, agriculture/forestry/vacant land - ROW (Right-of-Way), RN-1 (Single-Family Residential Neighborhood), RN-5 (General Residential Neighborhood), HP (Hillside Protection Overlay)

East: Public-quasi public land, commercial - SW-2 (South Waterfront River Rd, Goose Creek ROW & Island Home Ave), HP (Hillside Protection Overlay)

West: Right-of-way, agriculture/forestry/vacant land, single-family residential - ROW (Right-of-Way), RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

NEIGHBORHOOD CONTEXT: This area east of the onramp to James White Parkway is generally vacant with forested hillside and open space. There are long-established heavy commercial properties across the railroad to the north, where there are also

STAFF RECOMMENDATION:

► **Approve the request for up to 49 multi-family dwelling units, subject to 3 conditions.**

- 1) Meeting all applicable requirements of the City of Knoxville Zoning Ordinance, including the Hillside Protection disturbance limitations per Article 8.9.
- 2) Meeting all applicable requirements of the City of Knoxville Engineering Department, including stormwater management requirements.
- 3) Meeting all applicable requirements of the City of Knoxville Department of Plans Review and Inspections Department.

COMMENTS:

The proposed Honeysuckle Development is for the construction of up to 49 multi-family dwelling units in 2 buildings on a 5.93-acre lot zoned RN-4 (General Residential Neighborhood) with a HP (Hillside Protection) zoning overlay. The plans submitted for Special Use review reflect a total of 42 dwellings in 2 buildings. The dwelling mix is comprised of 24 x 3-bedroom 2-story units, 10 x 3-bedroom 1-story units, and 8 x 2-bedroom 1-story units. The request for up to 49 units is tied to the building's modular construction, which would allow for a change to the ratio of unit types in response to demand. If more 2-bedroom units are constructed, the reduction of 3-bedroom units could allow for up to 49 dwellings within the same building envelopes.

In July of 2022, the City Board of Zoning Appeals (BZA) approved a variance to increase the maximum lot area for multi-family development on this RN-4 lot from 40,000 sf to 258,311 sf (5.93 acres). The BZA also approved a variance to the maximum building height for multi-family development in the RN-4 district from 45 ft to 70 ft. The applicant's plan at that time was for a single, six-story building with 50 units. The plan was later changed to 2 x 5-story buildings due to the property's close proximity to the Knoxville Downtown Island Airport and FAA concerns with the 70 ft building height.

With regards to site conditions, there is an existing rail line and steep hillside that separate this property from the waterfront properties to the north. James White Parkway is located 500 ft to the west and provides access to downtown Knoxville approximately 2 miles away. The property also wraps around the historic Cunningham/Flenniken Cemetery located at 2437 Anita Drive.

STANDARDS FOR EVALUATING A SPECIAL USE (ARTICLE 16.2.F.2)

1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND THE ONE-YEAR PLAN.

- A. The land use classification for this property in the South City Sector Plan is MDR (Medium Density Residential). The proposed development of up to 49 dwelling units on a 5.93-acre parcel is consistent with the intensity of residential development intended with the MDR classification.
- B. The land use classification in the One Year Plan is SWMUD II (South Waterfront Mixed Use District Type 2), which allows for a diverse range of uses and development intensities and forms. The RN-4 (General Residential Neighborhood) zoning district is a permitted district in this classification.
- C. The General Plan's development policy 9.2 encourages residential development practices that respect and fit the natural landscape, minimizing the loss of trees, woodlands and wildlife habitat. The proposed multi-family development is clustered in the flattest portion of the property, leaving the majority of the sloped and forested lot undisturbed.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ZONING CODE.

- A. The RN-4 district is intended to accommodate a mix of residential development intensities, and permitted uses include townhouse and low-rise multi-family dwellings.
- B. As stated, the proposed apartment building was granted variances by the BZA to exceed the RN-4 lot area and maximum building height standards with the subject property's lot area of 5.93 acres and proposed apartment building height of 70 ft. The applicant cited steep topography as a hardship. They also described their intent to minimally disturb the site while maintaining the primary shape of the hill and large, mature trees by concentrating development in the least sloped portion of the lot below the north ridge.
- C. The property is located within the HP (Hillside Protection Overlay), and the slope analysis provides a maximum disturbance area of 1.9 acres within the overlay. The site plan reflects a disturbance area of 1.25 acres, which is permitted.
- D. The development meets the principal use standards for multi-family dwellings in Article 9.3.I, including a unifying architectural theme and features, as well as façade building material and transparency requirements.

E. The plans show a total of 85 parking spaces, which meet the minimum off-street parking requirement for the maximum possible intensity of 49 x 3-bedroom multi-family units.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. The subject property is located along a generally undeveloped area of Anita Drive, where the proposed use will not conflict with surrounding properties. A 134-unit apartment community called River's Edge was constructed in 2015 approximately 700 ft northeast of the property on Island Home Avenue, which is compatible with this proposed development.

B. In the BZA variance request, the applicant noted that the 70 ft height of the proposed apartment building would be obscured by the preserved mature trees surrounding it, which are estimated to reach over 110 ft tall. A substantial buffer of mature trees will be maintained along all sides of the property, including sides that abut Anita Drive, Cottrell Street and James White Parkway.

C. The proposed development is consistent with surrounding development. The siting of the buildings combined with tree canopy conservation mitigate compatibility concerns with regards to buildings size and scale.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY OR BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC, CONGESTION, OR OTHER IMPACTS DETRACT FROM THE IMMEDIATE ENVIRONMENT.

A. The property's dense vegetation and steep slopes along the northern side provide a screening buffer from development along the waterfront. The parcel is not adjacent to any development that would be negatively impacted by the proposed multi-family buildings. There are no noxious impacts anticipated to occur from the development that would detract from the surrounding area.

B. The development will be required to meet all stormwater detention standards at the time of permitting to ensure there is no undue runoff to other properties.

C. The development will comply with all applicable provisions of the Tree Protection Ordinance (Chapter 14, Article II), which is designed to preserve the unique social, economic and environmental benefits of Knoxville's tree canopy.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

A. The property accesses Anita Drive, which is classified as a minor arterial street. It is located next to the onramp for James White Parkway, an expressway that runs through downtown to I-40 to the north. Traffic generated from these residential units should not impact any residential streets.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE LOCATION FOR THE PROPOSED USE.

A. There are two sinkholes on the northern edge of the property that have been identified, but the proposed buildings are located a substantial distance from these closed contours. Staff does not have concerns about the multi-family use being threatened by the surrounding environment.

ESTIMATED TRAFFIC IMPACT: 502 (average daily vehicle trips)

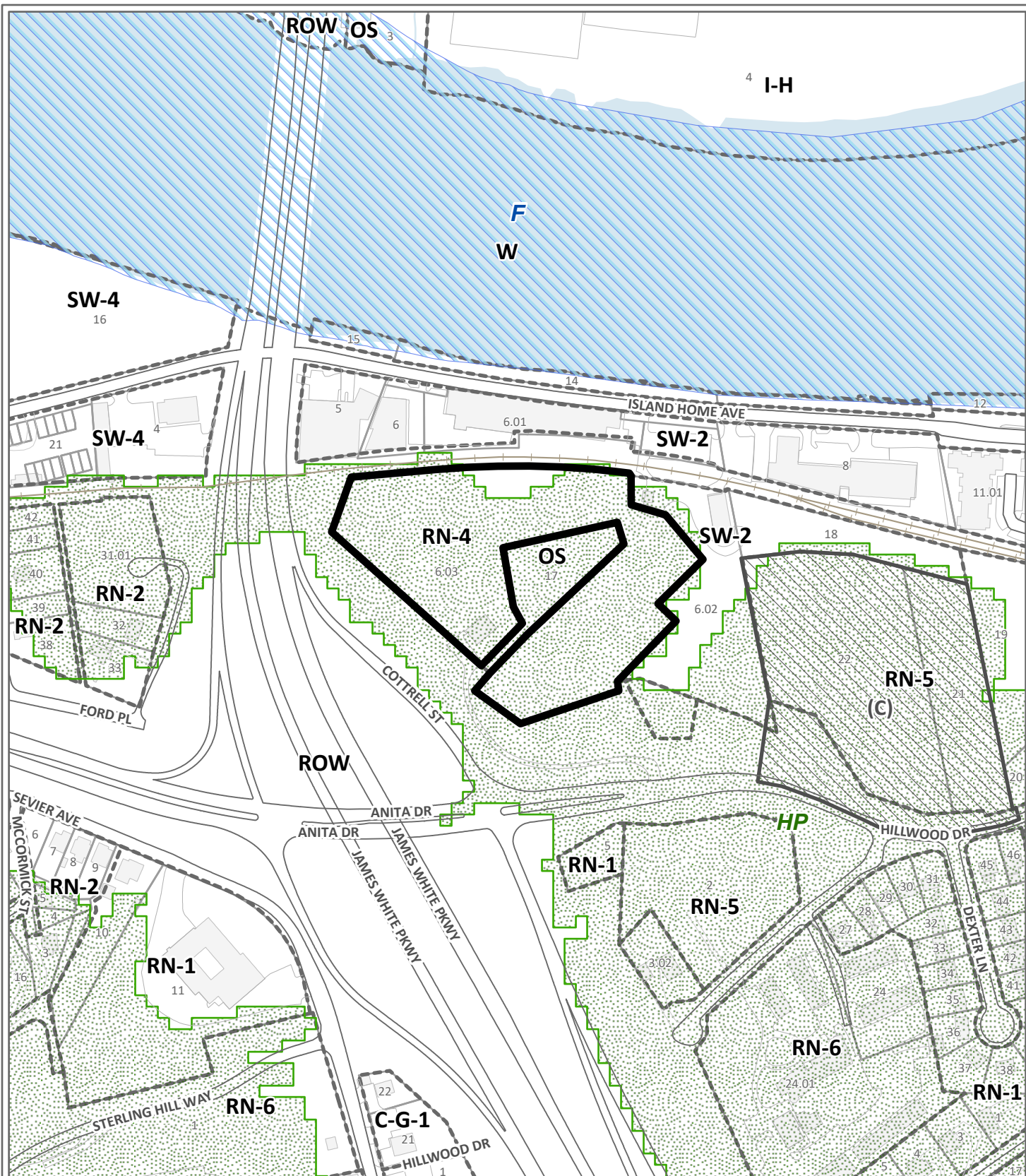
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 4 (public school children, grades K-12)

Schools affected by this proposal: South Knoxville Elementary, South Doyle Middle, and South Doyle High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

The Planning Commission'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.



SPECIAL USE

2-D-24-SU

Petitioner: Joshua D. Wright



Multi-family dwellings up to 49 units in up to two buildings in RN-4 (General Residential Neighborhood), HP (Hillside Protection Overlay)

Map No: 95
Jurisdiction: City

Original Print Date: 1/8/2024

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

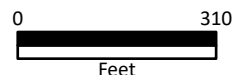
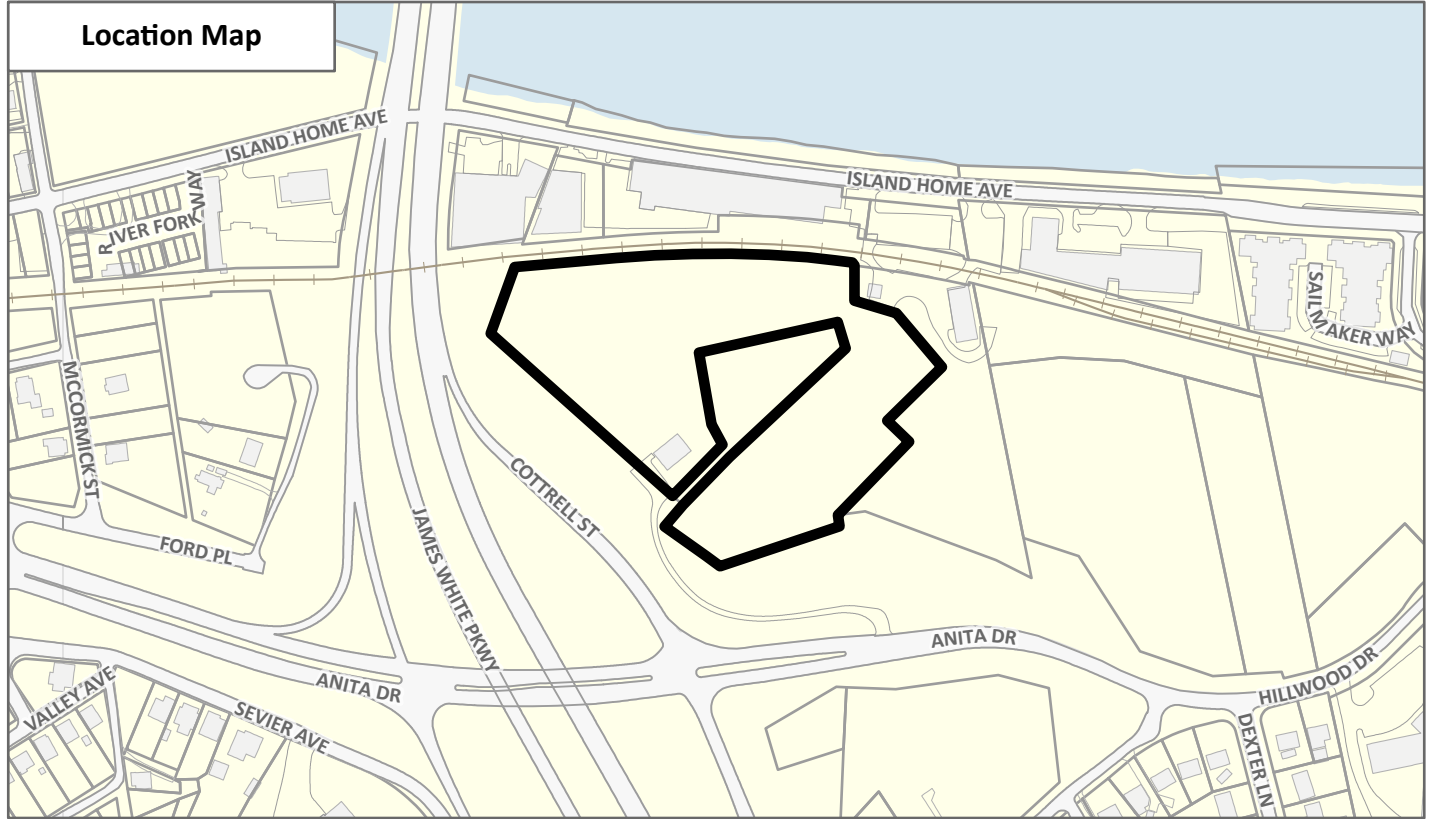


Exhibit A. Contextual Images

Location Map



Aerial Map

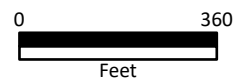


CONTEXTUAL MAPS 1

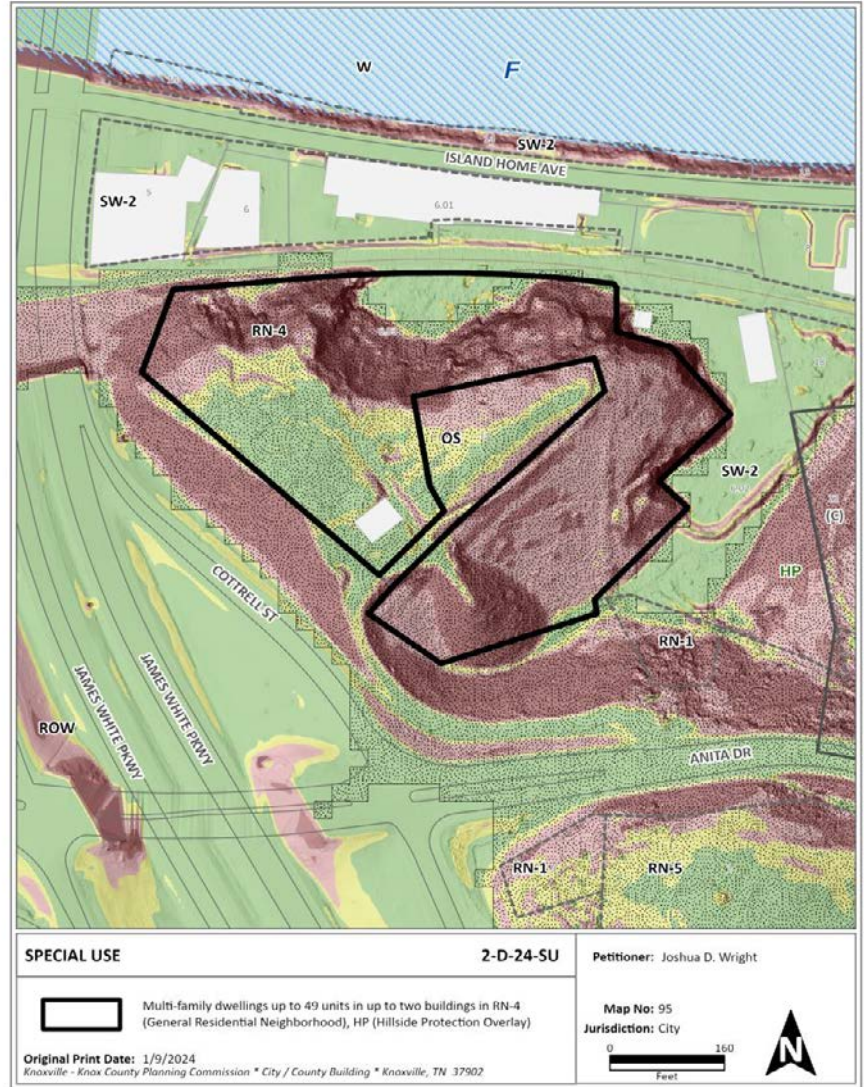
2-D-24-SU



Case boundary



CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	258,323.5	5.9			
Non-Hillside	11,682.7	0.3	N/A		
0-15% Slope	45,301.0	1.0	100%	45,301.0	1.0
15-25% Slope	22,928.1	0.5	50%	11,464.1	0.3
25-40% Slope	68,476.3	1.6	20%	13,695.3	0.3
Greater than 40% Slope	109,935.3	2.5	10%	10,993.5	0.3
Ridgetops					
Hillside Protection (HP) Area	246,640.7	5.7	Recommended disturbance budget within HP Area	81,453.8	1.9
			Percent of HP Area	33.0%	

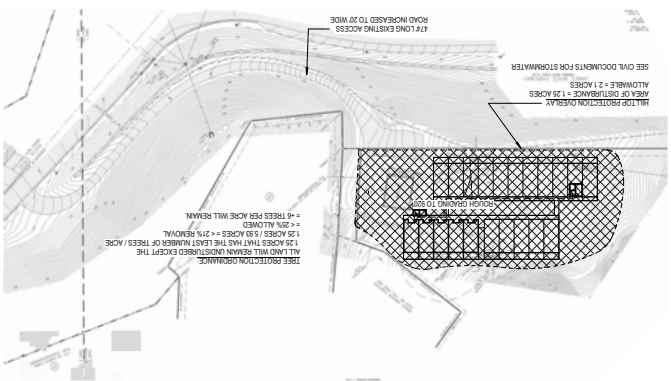
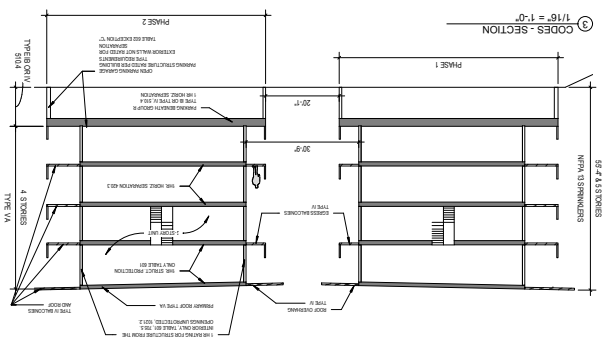




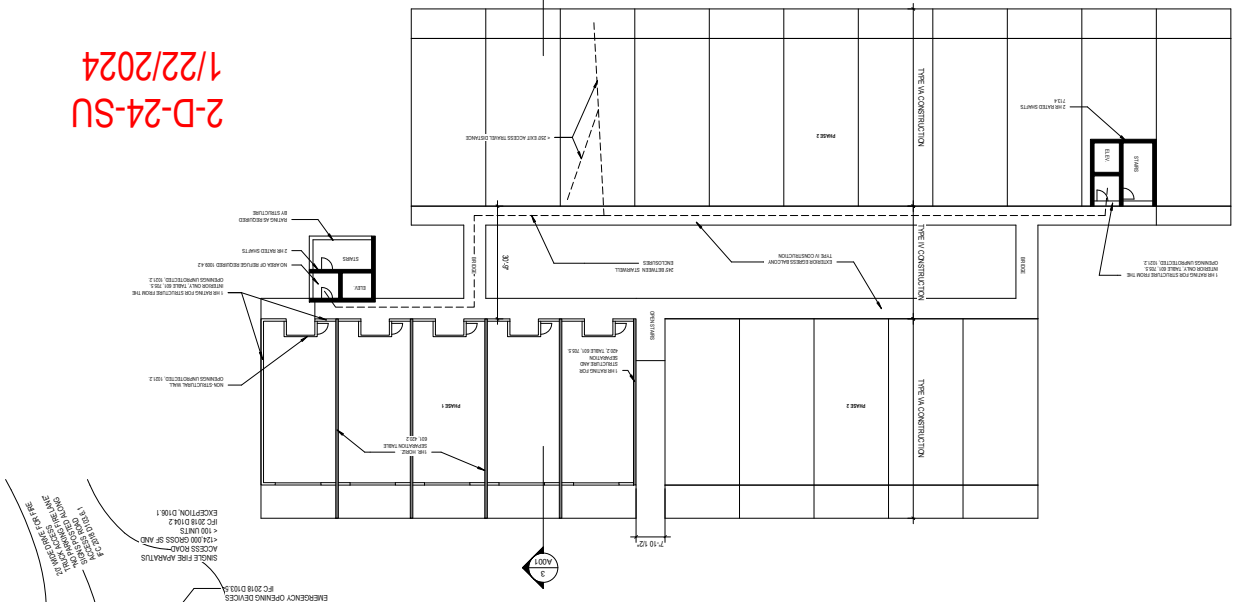
Honeysuckle Development
2425 Anita Drive, Knoxville, TN 37902

PROJECT #
A001
CODE PLANS

1 CODES - SITE AND GARAGE 1/16" = 1'-0"

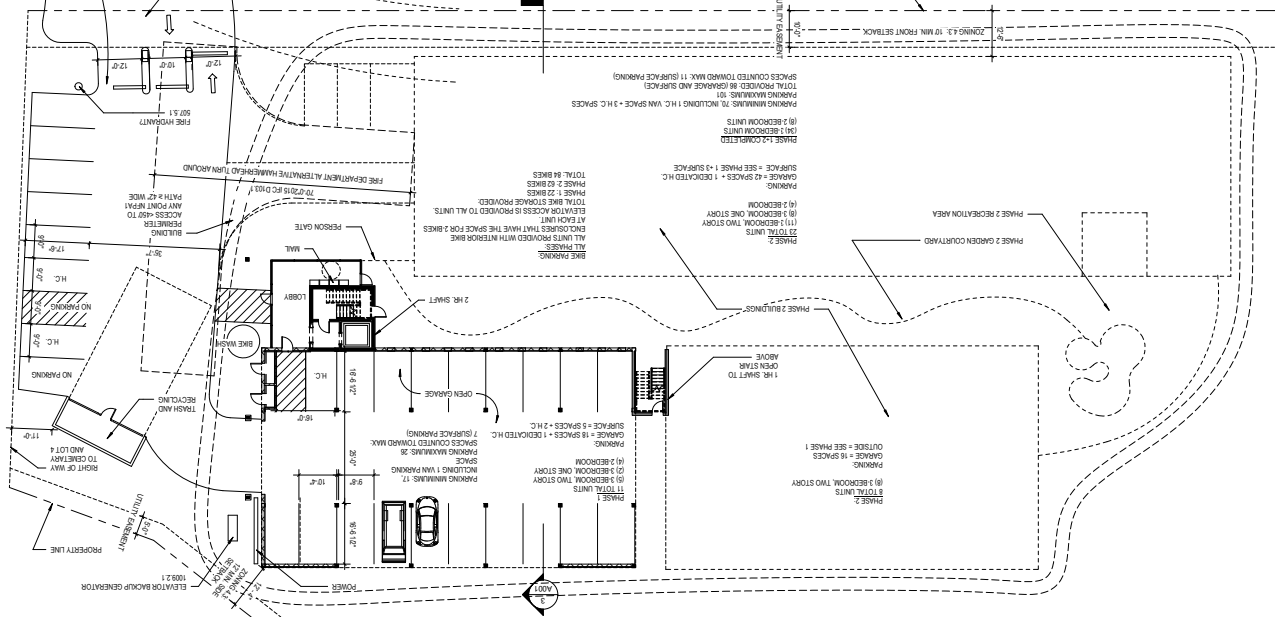


2 CODES - UNIT PLANS 1/16" = 1'-0"

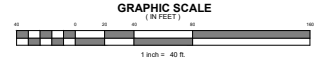


2-D-24-SU
1/22/2024

1 CODES - SITE AND GARAGE 1/16" = 1'-0"



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 Prepared by: J. WATSON, J. COOPER, J. JAMES, Development Lead (J.Watson) (J.Cooper) (J.James)
 Project: HONEYUCKLE APARTMENTS, 2024, 2.208 ac



HONEYUCKLE APARTMENTS
 LOT 4R, RESUBDIVISION OF LOTS 3 AND 4
 PHASE 2, HONEYUCKLE APARTMENTS
 KNOXVILLE, TENNESSEE 37971

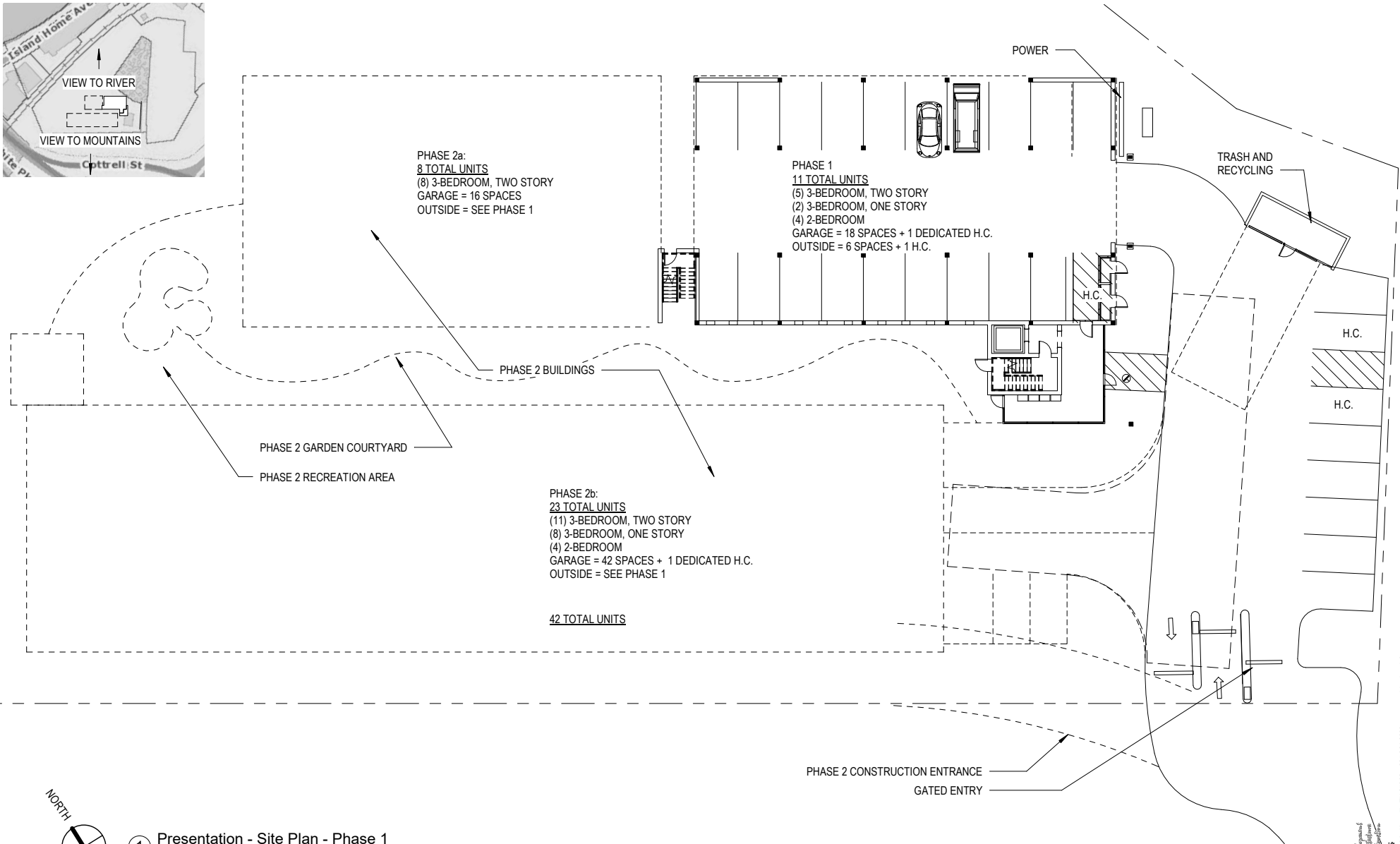
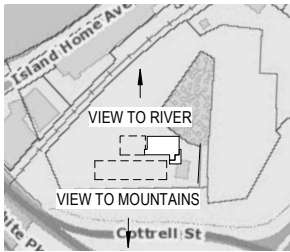


2-D-24-SU
 1/22/2024

PROJECT # HONEYUCKLE-000004

PRELIMINARY
 STORMWATER
 ANALYSIS

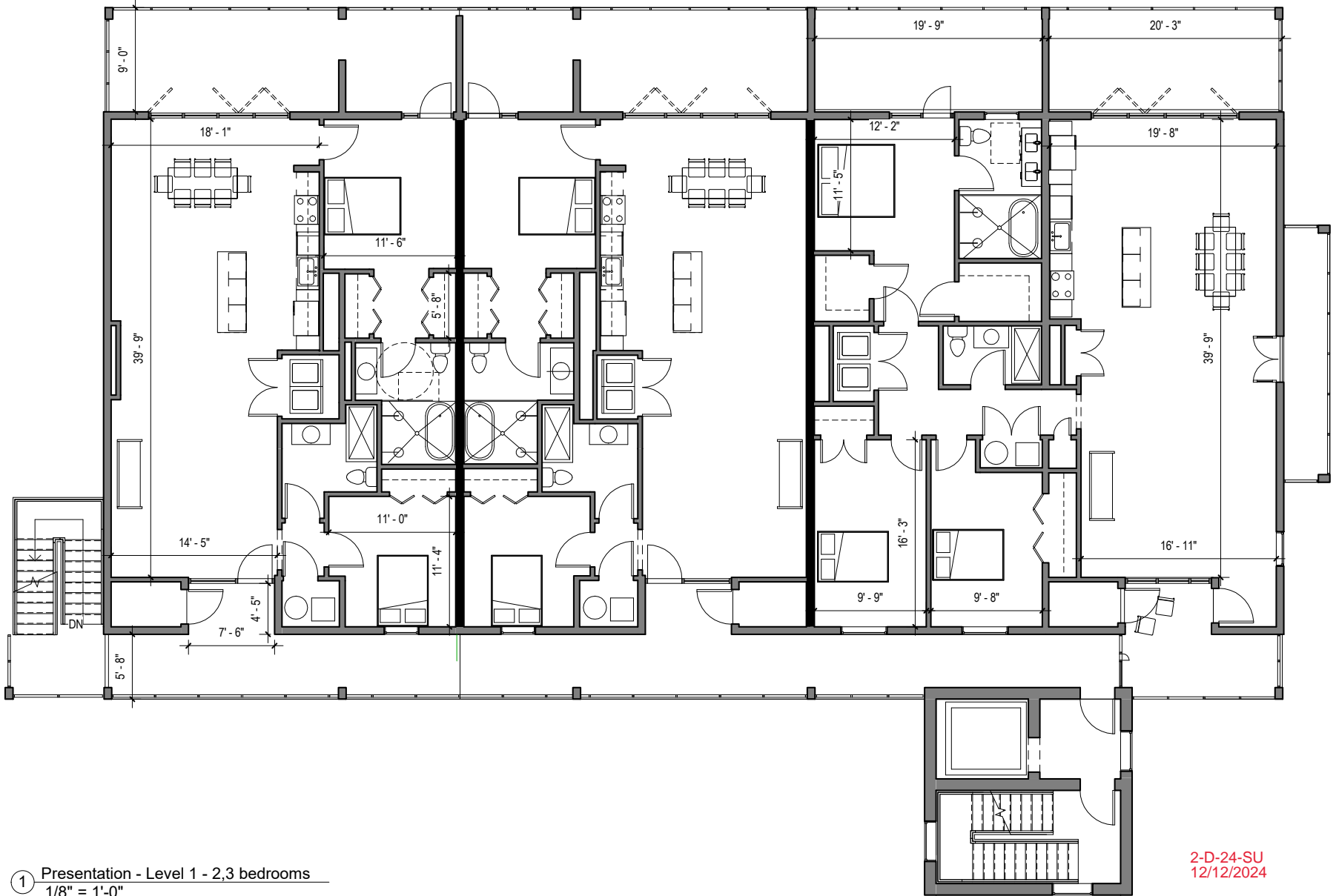
11 JANUARY 2024



1 Presentation - Site Plan - Phase 1
 3/64" = 1'-0"

2-D-24-SU
 12/12/2024





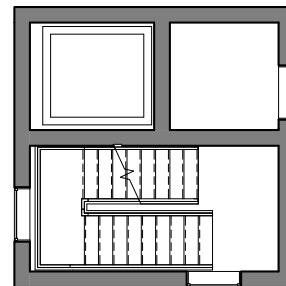
① Presentation - Level 1 - 2,3 bedrooms
 1/8" = 1'-0"

2-D-24-SU
 12/12/2024

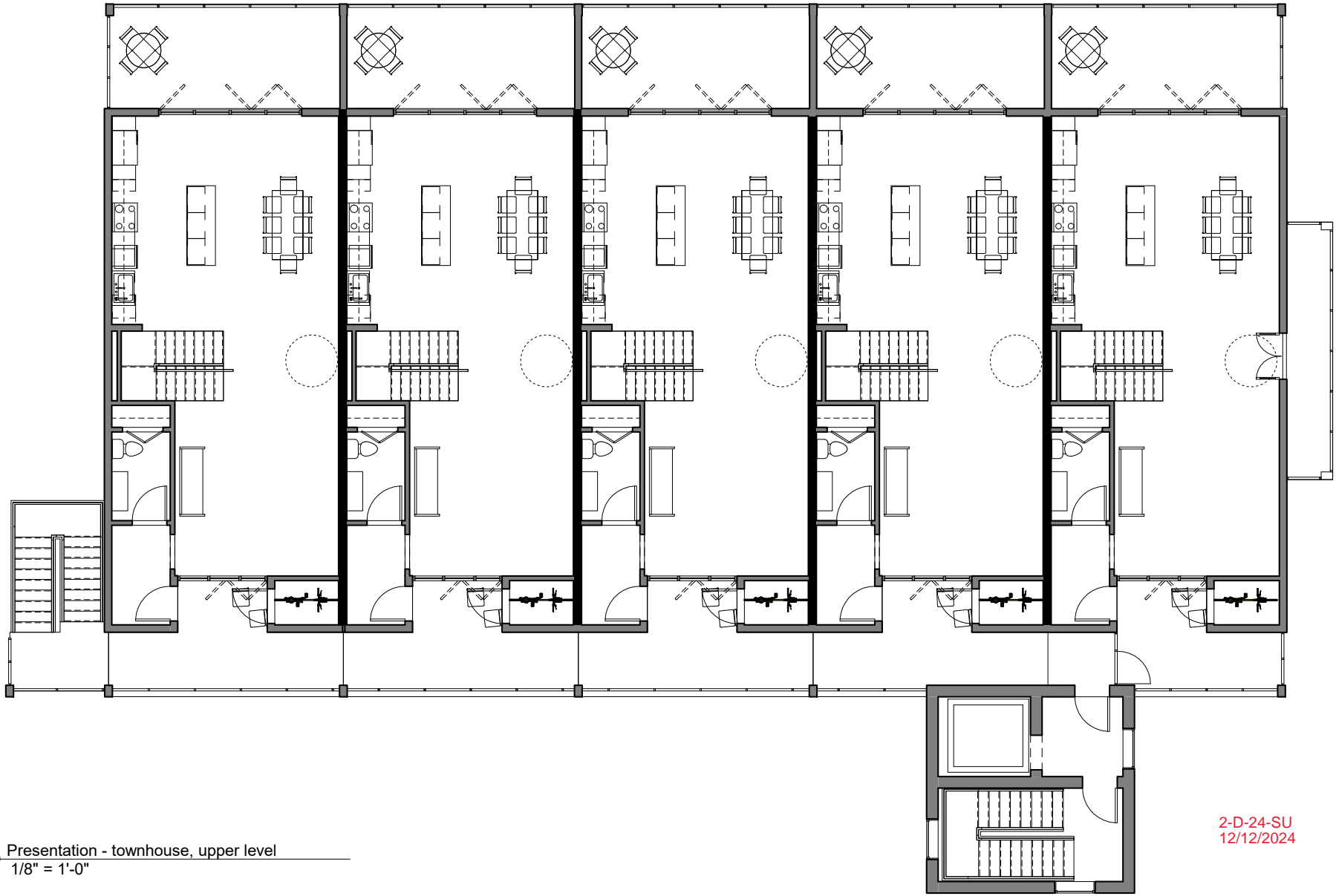




① Presentation - townhouse, lower level
 1/8" = 1'-0"



2-D-24-SU
 12/12/2024



① Presentation - townhouse, upper level
1/8" = 1'-0"

2-D-24-SU
12/12/2024

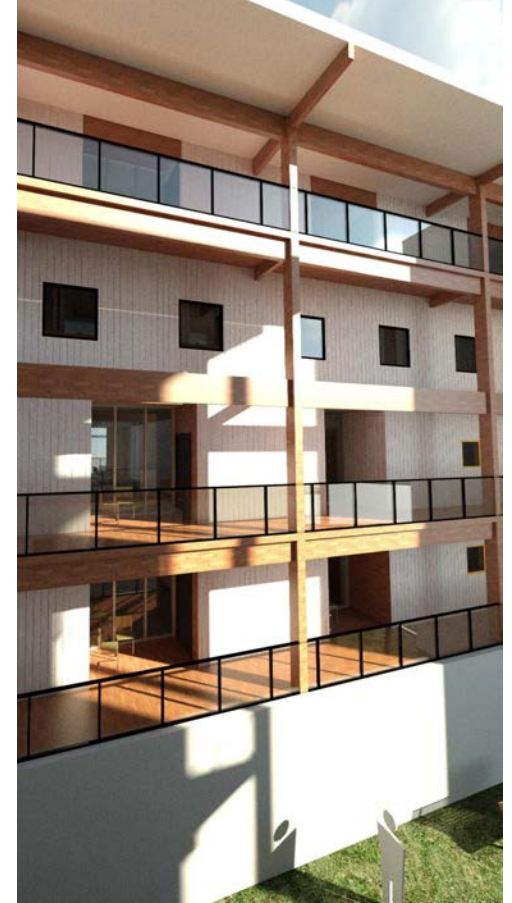


2-D-24-SU
12/12/2024



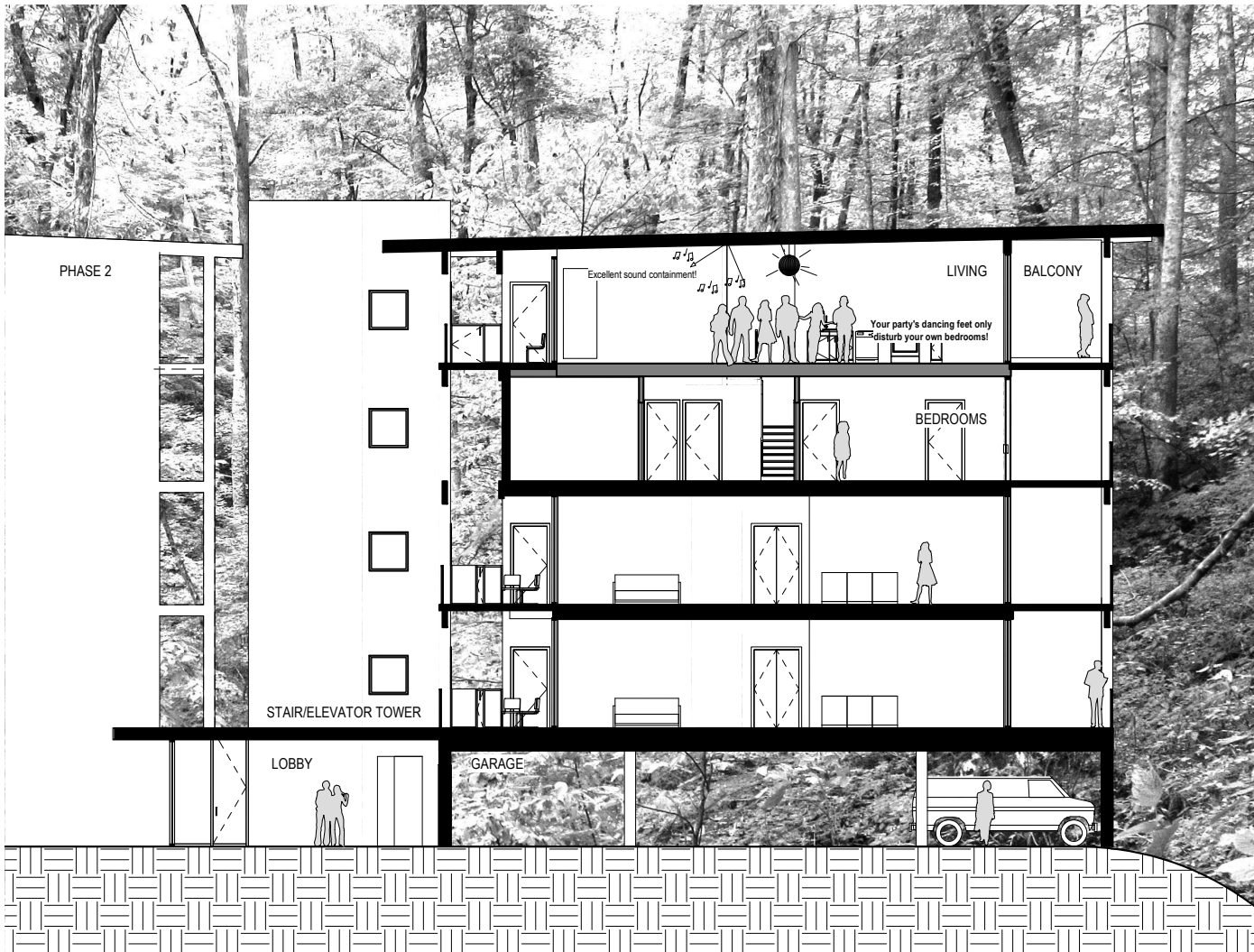
MACHINATIONS
608 W. Hill Ave. #401 Knoxville, TN 37902 865.321.9800 www.machinations.info

Honeysuckle Development



2-D-24-SU
12/12/2024





① BUILDING SECTION
1" = 10'-0"

Basic Description:

Construction:

Building Type: IB, IV, VA
Concrete podium; wood primary structure; cross-laminated, heavy timber balconies
Fully sprinkled per NFPA 13 with monitored alarm

General:

Gated car entry with intercom
Secure entry with intercom at building entrance
Common, 3500lbs elevator with backup generator

Exterior:

Finish: Wood and exposed cross laminated timber structure
Windows and exterior doors: Aluminum, insulated, operable windows
Balcony railings: stainless steel and glass

Roof:

TPO (white), rigid insulation.

Parking:

3-bedroom units = 2 garage parking spaces
2-bedroom units = 1 garage and 1 exterior parking space
1 dedicated, powered parking space per unit with 240v 30+amp car charging wiring pre-installed.

Interior:

High sound transmission coefficient between units on all sides, rating >55.
Floors: Engineered wood floor with 3mm wear layer, sound isolating floor/ceiling construction.
Solid core interior doors and brushed nickel hardware
Washer/dryer hookups
LED lighting

Kitchens:

Solid wood cabinet doors with plywood-veneer frame. Paint or stain grade.
Brushed nickel hardware
Stainless steel appliances: Electric range, dishwasher, microwave/hood, side-by-side refrigerator
Quartz countertops

Bathrooms:

Quartz vanity
Tiled floors, tiled shower walls, glass shower enclosure
Brushed nickel fixtures

Unique:

Bike storage / mini garage for each unit
Retractable glass walls that open onto the living room's large balconies.

Options:

Private elevator within 2-story units.
Location of kitchen (see plans)
3-bedroom to 2-bedroom conversion
Extra parking space in garage (limited supply)
Loft in secondary bedrooms

All items or equivalent will be provided
Finish customization is possible, price to be determined.

2-D-24-SU
12/12/2024



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - Sector Plan
 - One Year Plan
- Rezoning

Joshua D. Wright

Applicant Name

Affiliation

12/14/2023

Date Filed

2/8/2024

Meeting Date (if applicable)

2-D-24-SU

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

Joshua D. Wright Honeysuckle Development LLC

Name / Company

608 W Hill Ave. Ave. No. 401 Knoxville TN 37902

Address

901-786-8946 / josh@architectswright.com

Phone / Email

CURRENT PROPERTY INFO

Joshua D. Wright Honeysuckle Develop

Owner Name (if different)

608 W Hill Ave. Ave. No. 401 Knoxville TN 37902

Owner Address

901-786-8946 / josh@architects

Owner Phone / Email

2425 ANITA DR

Property Address

95 O D 006 03

Parcel ID

Part of Parcel (Y/N)?

5.93 acres

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

North side of Anita Ave, east side of Cottrell St.

General Location

City

Council District 1

RN-4 (General Residential Neighborhood), HP (Hillside Protection Overlay)

Public/Quasi Public Land, Commercial, Right of Way/Open Space

Count

District

Zoning District

Existing Land Use

South City

Planning Sector

MDR (Medium Density Residential), HP (Hillside Protecti

Sector Plan Land Use Classification

N/A (Within City Limits)

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input checked="" type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) Multi-family dwellings up to 49 units in up to two buildings	

SUBDIVISION REQUEST

Proposed Subdivision Name _____	Related Rezoning File Number
Unit / Phase Number _____	
Total Number of Lots Created _____	
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input type="checkbox"/> Zoning Change	Proposed Zoning _____	Pending Plat File Number
<input type="checkbox"/> Plan Amendment		
Proposed Plan Designation(s) _____		
Proposed Density (units/acre) _____	Previous Zoning Requests _____	
Additional Information _____		

STAFF USE ONLY

PLAT TYPE	Fee 1	Total
<input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	\$1,000.00	
ATTACHMENTS	Fee 2	
<input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request		
ADDITIONAL REQUIREMENTS	Fee 3	
<input type="checkbox"/> COA Checklist (Hillside Protection)		
<input type="checkbox"/> Design Plan Certification (Final Plat)		
<input checked="" type="checkbox"/> Site Plan (Development Request)		
<input type="checkbox"/> Traffic Impact Study		
<input type="checkbox"/> Use on Review / Special Use (Concept Plan)		

AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Applicant Signature	Joshua D. Wright Please Print	12/14/2023 Date
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Phone / Email		
Property Owner Signature	Joshua D. Wright Honeysuckle Development LLC Please Print	12/14/2023 Date



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP
 - OYP
- Rezoning

Joshua D. Wright

Developer/Architect/Contractor

Applicant Name

Affiliation

12/12/2023

February 8, 2024

File Number(s)

Date Filed

Meeting Date (if applicable)

2-D-24-SU

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Property Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Joshua D. Wright

Honeysuckle Development, LLC

Name

Company

608 W. Hill Ave. #401

Knoxville

TN

37902

Address

City

State

ZIP

901-786-8946 mobile

josh@architectswright.com

Phone

Email

CURRENT PROPERTY INFO

Honeysuckle Development, LLC

same as above

901-786-8946

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

2425 Anita Drive

0950D00603

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

General Location

Tract Size

City County

District

Zoning District

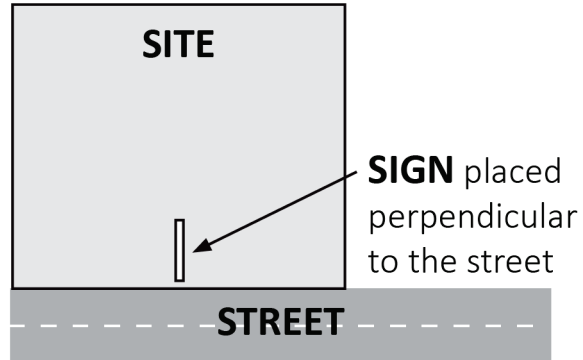
Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

TIMING

The sign(s) must be posted **not less than 12 days prior to the scheduled Planning Commission public hearing** and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

_____ 01/26/2023 _____ and _____ 02/09/2024 _____
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Joshua D. Wright

Date: 12/14/2023

File Number: 2-D-24-SU

- Sign posted by Staff
- Sign posted by Applicant