

# CASE SUMMARY

APPLICATION TYPE: TTCDA

BUILDING PERMIT



File Number: 11-A-20-TOA                      Related File Number:  
Application Filed: 9/16/2020                      Date of Revision:  
Applicant: BALL HOMES, LLC

## PROPERTY INFORMATION

General Location: East side of Solway Road across from Sam Lee Road  
Other Parcel Info.:  
Tax ID Number: 103 086 AND 09601                      Jurisdiction: County  
Size of Tract: 40.86 acres  
Accessibility: Solway Road transitions from a major collector to a minor collector in front of this property. It has a pavement width of 21 feet and a right-of-way width that varies from 50 to 55 feet.

## GENERAL LAND USE INFORMATION

Existing Land Use: Vacant  
Surrounding Land Use:  
Proposed Use: Multifamily Apartments and Townhomes                      Density:  
Sector Plan: Northwest County                      Sector Plan Designation:  
Growth Policy Plan:  
Neighborhood Context:

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

Street: 0 Solway Rd.  
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 October 29, 2020, pursuant to Article 5, Section 5.90.11 (Revisions to Development Plans), Knox County Zoning Ordinance, and all relevant requirements of the Design Guidelines.

**Comments:** This is a request for an administrative approval of the lighting plan for Solway Apartments. The development plan for Phases I and II of the apartments was approved by the TTCDA in July 2020 (Case # 6-B-20-TOB). The plans were approved under the condition that a lighting plan be submitted for administrative approval by staff at a future date.

The site contains a greenway easement for a future proposed greenway that runs along the front of the property, terminating just short of AYSO soccer fields. There are no internal sidewalks along the entry road, so pedestrians would presumably walk in the street. However, there are no street lights proposed along the entry. The TTCDA Guidelines do not require lighting along interior roads, so staff can recommend street lights, but cannot require them. Roadway lighting was recommended but not proposed.

The proposal includes building lights on the apartment buildings of Phase I and on the clubhouse, lighting on the parking structures of Phase I, and a light pole near the dumpster. All lighting meets the TTCDA Guidelines. All are full cutoff fixtures, the foot candle measurements are beneath the maximum levels allowed, and the pole is below the maximum height allowed and is a muted color. Phase II lighting will be need to be evaluated separately at a future time.

**Action:** Approved

**Meeting Date:** 11/9/2020

**Details of Action:** APPLICATION APPROVED October 29, 2020, pursuant to Article 5, Section 5.90.11 (Revisions to Development Plans), Knox County Zoning Ordinance, and all relevant requirements of the Design Guidelines.

**Summary of Action:**

**Date of Approval:** 10/29/2020

**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:**