

CASE SUMMARY

APPLICATION TYPE: TTCD

BUILDING PERMIT



File Number: 11-A-21-TOA Related File Number:
Application Filed: 9/24/2021 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: 32.49 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 land (pending apartment complex)
Surrounding Land Use:
Proposed Use: This is a minor revision to the approved plans for the apartments on Solway Road across from Sam Lee Road. Density:
Sector Plan: Northeast County Sector Plan Designation: MU-SD, NWCO-6 (Mixed Use-Special District, Pelli)
Growth Policy Plan:
Neighborhood Context:

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

Street: 2655 Andover Hill Way and 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 September 24, 2021, 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 conditions:
1) Meeting all relevant requirements of the Knoxville Zoning Ordinance, as appropriate.

Comments:

- 1) This is a request for an administrative approval of a revision to the site and building plans for the apartments at Solway Road and Sam Lee Road. The development plan for Phases I and II of the apartments was approved by the TTCDA in July 2020 (Case 6-B-20-TOB). A lighting plan was approved administratively by planning staff in November 2020 (Case 11-A-20-TOA).
- 2) The revision proposes to replace 23 garages with 6 carriage houses, reducing the total number of parking spaces from 401 to 384 for Phase I. The carriage houses each have a dwelling unit above a garage on street level, equating to 6 additional dwellings for the development.
- 3) This combination of an increase in dwelling units and a reduction of overall parking has not affected the development's compliance with the parking requirements. The TTCDA allows a range of parking from a minimum of 247 spaces and a maximum of 433 spaces, and the proposed 384 spaces falls within that range.
- 4) Post revision, the development intensity metrics still fall within the amount allowed under the TTCDA Guidelines. The ground area coverage would be 8.85% (25% max allowed), the floor area ratio would be 28.20% (30% max allowed), and the impervious area ratio would be 31.88% (70% max allowed).
- 5) The carriage houses (or Townhouse-Type 2 on the elevations) will consist of the same materials and general design as the main apartment buildings and are in compliance with TTCDA Guidelines.

Action: Approved

Meeting Date: 11/8/2021

Details of Action:

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Summary of Action:

Date of Approval: 9/24/2021

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: