

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: 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.

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: