

CASE SUMMARY

APPLICATION TYPE: **TTCDA**

BUILDING PERMIT



File Number: 2-B-22-TOB **Related File Number:**
Application Filed: 12/29/2021 **Date of Revision:**
Applicant: PRESERVE HV III LLC

PROPERTY INFORMATION

General Location: Northwest corner of Solway Rd and Greystone Summit Dr, generally west of Pellissippi Parkway
Other Parcel Info.:
Tax ID Number: 103 09903 **Jurisdiction:** County
Size of Tract: 8.16 acres
Accessibility: Access is via Greystone Summit Boulevard, a local road with a 26-ft pavement width inside a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Townhouse development **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** MDR/O (Medium Density Residential/Office)
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) / (k) indicating conditions applied to the rezoning in 2015
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): Approve the request for a townhouse development with 46 dwelling units as shown on the site development plan, subject to 7 conditions.

- 1) Connecting the development to sanitary sewer, as well as meeting other applicable requirements of the Knox County Health Department.
- 2) Provision of street names that are consistent with the Uniform Street Naming and Addressing system Ordinance (Ord. 91-1-102).
- 3) Installing all landscaping, as shown on the landscape plan, within six months of issuance of occupancy permits for the project, or posting a bond with the Knox County Department of Engineering and Public Works, to guarantee such installation.
- 4) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 5) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 6) Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for the maintenance of the common areas, recreational amenities, and drainage system.
- 7) Submitting to Planning Commission staff prior to final plat review by the Planning Commission, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.

Comments:

- 1) The applicant is requesting approval of a townhouse development on an 8.16 acre tract at the intersection of Solway Road and Greystone Summit Boulevard.
- 2) The property has frontage on Greystone Summit Boulevard. However, the properties would only be accessed off the proposed new internal road system consisting of a frontage road parallel to Greystone Summit Boulevard and an internal cul-de-sac road.
- 3) The property was rezoned from BP (Business and Technology Park) to OB (Office, Medical, and Related Services), retaining the TO (Technology Overlay), in 2015 (Cases 5-D-15-RZ / 5-A-15-SP). The OB zoning district allows multi-dwelling development with a density less than 12 du/ac as a permitted use by right.
- 4) The development consists of 46 dwelling units, which yields a density of 5.64 du/ac.
- 5) The TTCDA does not regulate single-family or duplex homes. It does, however, regulate multifamily uses. Townhouses are not explicitly covered in the TTCDA Guidelines, and this development was reviewed as a multifamily development.
- 6) Ground Area Coverage (GAC), Impervious Area Ratio (IAR), and Floor Area Ratio (FAR) metrics comply with the Design Guidelines.
- 7) The townhouses are proposed in 10 groups consisting of 3 to 5 units connected in a row. These are arranged along the internal streets, with no units accessing Greystone Summit Boulevard directly.
- 8) Each unit is two-story with 3 bedrooms. Buildings are all 30'-9" tall.
- 9) Parking consists of a single-car garage for each unit with guest parking on the driveways. This is more parking spaces than required by the TTCDA or by the Knox County Zoning Ordinance, both of which require 1.5 spaces per dwelling unit based on the number of units and bedrooms proposed.
- 10) The apartment building materials will be a combination of composite material siding and board and batten on the exterior facades with an asphalt shingle roof over the main roof and standing seam metal over the smaller roofs. Wagon wheel details are added beneath the roof pitches to add architectural interest. The color scheme is subdued.
- 11) The landscape section of the TTCDA Guidelines is mostly geared towards commercial uses. The only plantings that would apply here are at the entry of the proposed new roads. Both entries are proposed to be planted with shrubs planted in the same pattern as the County's Type B landscape screen. The Type B Landscape Screen is applicable for parking or loading areas located on a lot or tract used for business or industrial purposes. The Type B buffer calls for a 12-ft deep buffer strip between a parking or loading area and any adjoining adjacent property developed for residential use within the Agricultural (A) Zone district or zoned for residential or office uses. While the Type B buffer is not applicable by that definition, plantings of this type would meet the TTCDA standard, and the Landscape Plan is in compliance with the Design Guidelines.

12) No signage is proposed at this time. Should signage be desired, it should be submitted in a separate application at a future time.

Action: Approved **Meeting Date:** 2/7/2022

Details of Action: Approve the request for a townhouse development with 46 dwelling units as shown on the site development plan, subject to 8 conditions.

- 1) Connecting the development to sanitary sewer, as well as meeting other applicable requirements of the Knox County Health Department.
- 2) Provision of street names that are consistent with the Uniform Street Naming and Addressing system Ordinance (Ord. 91-1-102).
- 3) Installing all landscaping, as shown on the landscape plan, within six months of issuance of occupancy permits for the project, or posting a bond with the Knox County Department of Engineering and Public Works, to guarantee such installation.
- 4) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 5) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 6) Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for the maintenance of the common areas, recreational amenities, and drainage system.
- 7) Submitting to Planning Commission staff prior to final plat review by the Planning Commission, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.

Summary of Action:

Date of Approval: 2/7/2022 **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:**