

CASE SUMMARY

APPLICATION TYPE: TTCD

BUILDING PERMIT



File Number: 3-A-23-TOB Related File Number:
Application Filed: 2/14/2023 Date of Revision:
Applicant: MIKE BRINEGAR BROOKSTONE PARTNERS

PROPERTY INFORMATION

General Location: East side of Gliding Hawk Ln between Hardin Valley Rd and Carmichael Rd
Other Parcel Info.:
Tax ID Number: 103 11502, 11503, & 104 109 Jurisdiction: County
Size of Tract: 39.24 acres
Accessibility: Access is via Gliding Hawk Ln, a local road off of Hardin Valley Road with a 25-ft pavement width inside a 56-ft wide right-of-way, and Valley Vista Road, a collector with a protected left turn lane and a 32-ft pavement width inside a 72-ft wide right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: New multifamily development Density:
Sector Plan: Northwest County Sector Plan Designation: MU-SD, NWCO-5 (Mixed Use-Special District) / HP
Growth Policy Plan:
Neighborhood Context:

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

Street: 0 Gliding Hawk Ln & 0 Carmichael 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: 1) Increase the maximum light levels on the road from 0.5 fc to 1.0 fc (Section 1.8.5.d).

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

TTEDA ACTION AND DISPOSITION

Planner In Charge: Michelle Portier

Staff Recomm. (Abbr.):

Staff Recomm. (Full): Based on the reasons stated in the applicant's waiver letter, staff recommends approval of the requested waivers to:

1) Approve the request to increase the maximum light levels on the road from 0.5 fc to 1.0 fc (Section 1.8.5.d) to improve pedestrian safety on the site.

Staff recommends approval of a Certificate of Appropriateness for a Building Permit, subject to the following 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 which 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) Installation of all sidewalks as identified on the concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works. A bond shall be provided to the Knox County Department of Engineering and Public Works by the developer in an amount sufficient to guarantee the installation of the sidewalks.
- 5) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 6) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 7) Review and approval by the Knox County Fire Marshal's Office.

Comments:

- 1) The applicant is requesting approval of a multi-family development on three parcels comprising approximately 39-acres. The properties are to be combined and platted. They stretch from Gliding Hawk Lane just south of Hardin Valley Road to Carmichael Road at Valley Vista Road.
- 2) KGIS shows the site is located in the Hillside and Ridgetop Protection Area, with significant slope over some of the property. However, large portions of the site were graded in 2007 and 2018. The most significantly sloped areas were included in the clearing activity, and staff considers this project exempt from the HP regulations.
- 3) The northernmost and southernmost properties were rezoned to OB (Office, Medical, and Related Services) / TO (Technology Overlay) in 2022 (Cases 5-N-22-RZ and 5-H-22-RZ, respectively). The middle parcel was already zoned OB and did not require rezoning. The OB zoning district allows multi-dwelling development as a permitted use with a density less than 12 du/ac.
- 4) The proposed development consists of 274 dwelling units total. 16 dwellings are carriage house units. There will be a total of 71 one-bedroom units, 183 two- and three-bedroom units. There will be 10 apartment buildings and 4 carriage house groupings, all lining the proposed access road that winds through the site connect Gliding Hawk Lane and Valley Vista Road.
- 5) There are two access points proposed for the apartment complex, one at each road frontage. The northern access point is off of Gliding Hawk Lane, and is near the clubhouse and leasing office. The southern access point is off of Valley Vista Road near its intersection with Carmichael Road. All roads abutted by the proposed development are classified roads, and Hardin Valley Road and Carmichael Road have direct access to Pellissippi Parkway. Traffic would not need to take local roads to meet this development.
- 6) The proposed parking for the development falls within the minimum and maximum number of spaces allowed by the Design Guidelines and those required by Knox County. The parking includes 453 surface parking spaces, 23 ADA spaces, and 45 garage spaces.
- 7) There are several amenity areas proposed, and these are clustered around the clubhouse area or are in the middle of the site near Buildings 6 and 7. The proposed list of amenities is extensive and includes a pool with a cabana area, a BBQ kitchen area, a putting green, a pickleball court, a hammock area, a playground, two fire pits, one of which with a "living area," an open lawn for passive

sports, separate dog play areas for large and small dogs with a dog agility course, a pet washing station, and walking trails.

8) Waste collection is via a dumpster located along Gliding Hawk Lane.

9) Ground Area Coverage (GAC), Impervious Area Ratio (IAR), and Floor Area Ratio (FAR) calculations comply with the Design Guidelines.

10) The plan proposes pervious pavers for the roadway and parking areas, and a WKUD pumping station is at the northwest corner of the site. County Engineering is in support of the proposed means of stormwater mitigation and will continue to work with the applicant through the permitting process.

11) The carriage houses would be 2-story with garages that face the parking areas. Apartment buildings would be located in sloped areas and would be 3 stories on one side and 4 stories on the other. Building materials would be lap siding and board-and-batten siding, and the structures would feature pitched, shingled, roofs. Standing seam metal roofs top the balconies and decorative louvers are used as decorative accents. The color scheme will be white, dark gray and tan.

12) The clubhouse building materials would also be a combination of lap siding and board-and-batten siding, but would have stacked stone as an accent. The clubhouse roof will be clad in standing seam metal.

13) A series of retaining walls bound the site and are clustered around parking areas and buildings.

14) The proposed landscape plan is in compliance with the Design Guidelines.

15) The proposed lighting includes a series of light poles along the road and within parking areas. Some of the amenity areas are also illuminated with light poles. Light fixtures meet TTCDA Guidelines, as do lighting levels, with the exception of the private road. A waiver has been requested to increase the maximum lighting levels from 0.5 fc to 1.0 fc. Staff supports this for increased pedestrian safety within the development since the maximum allowed lighting levels for parking areas, which have similar interactions between vehicles and pedestrians, is 2.5 fc.

16) No signage is proposed at this time. Should signage be desired, it should be submitted with the Phase II application or as a separate application at a future time.

Action: Approved

Meeting Date: 3/6/2023

Details of Action:

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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.

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5) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

6) Meeting all applicable requirements of the Knox County Zoning Ordinance.

7) Review and approval by the Knox County Fire Marshal's Office.

Summary of Action:

Date of Approval: 3/6/2023

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:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: