

CASE SUMMARY

APPLICATION TYPE: TTCD

BUILDING PERMIT



File Number: 4-C-18-TOB Related File Number:
Application Filed: 2/26/2018 Date of Revision:
Applicant: DOMINION DEVELOPMENT GROUP

PROPERTY INFORMATION

General Location: Northeast side of Gliding Hawk Ln., southeast of Hardin Valley Rd.
Other Parcel Info.:
Tax ID Number: 103 11503 Jurisdiction: County
Size of Tract: 5.19 acres
Accessibility: Access is via Gliding Hawk Ln., a local street with a 26' pavement width within a 63.5' right-of-way with access to Hardin Valley Rd., a minor arterial street with a 3 lane section with a 44' pavement width within an 80' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Assisted Living Facility / Senior Living Density:
Sector Plan: Northwest County Sector Plan Designation:
Growth Policy Plan:
Neighborhood Context:

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

Street: 0 Gliding Hawk Ln
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial) / TO (Technology Overlay)
Former Zoning:
Requested Zoning: NA
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

WAIVERS AND VARIANCES REQUESTED

Variances Requested:

- 1) A waiver is being requested to allow the maximum Floor Area Ratio (FAR) to be increased from 30.0% to 34.8%.
- 2) A waiver is being requested to reduce the required building setback from 100' to 75' from a residential zoning district (A (Agricultural) / TO (Technology Overlay)) that is located on the northeast side of the development. (Design Guidelines Section 1.4.1)

(The applicant has provided a letter requesting the waivers with their reasons for the requests. See attachment.)

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

TTCDA ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.):

Staff Recomm. (Full): Staff recommends APPROVAL of the requested Waivers to:

- 1) Allow the maximum Floor Area Ratio (FAR) to be increased from 30.0% to 34.8%. (Design Guidelines Section 1.3.2)
- 2) Reduce the required building setback from 100' to 75' from a residential zoning district (A (Agricultural) / TO (Technology Overlay)) that is located on the northeast side of the development. (Design Guidelines Section 1.4.1)

Based on the application and plans as submitted and revised, the staff recommends APPROVAL of a Certificate of Appropriateness for a Building Permit, subject to the following conditions:

- 1) Meeting all relevant requirements of the Knox County Zoning Ordinance, as appropriate.
- 2) Meeting all relevant requirements of the Knox County Department of Engineering and Public Works.
- 3) Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
- 4) Meeting all relevant requirements of the Knox County Fire Marshal's Office.
- 5) Revising the site development plan by shifting the building to the south a minimum of 10 feet in order to allow additional area for landscaping on the north side of the building. While this may impact approximately 6 parking spaces, the site would still meet required parking. The revised development plan is subject to staff review and approval.
- 6) Revising the landscape plan to add landscaping along the north side of the building that complies with TTCDA Design Guidelines Section 3.3.3. Evergreens should be included in the planting mix. On the north side of the site, the reforestation area should be extended up to the 1068' contour and extend up to the base of the retaining wall along the east and west side of the building. Identify the planting materials in "landscape area typical". The revised landscape plan is subject to staff review and approval.
- 7) Installing all landscaping as identified on the revised landscape plan within six months of the issuance of an occupancy permit for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
- 8) Proposed signage will require a separate TTCDA application and approval.
- 9) Approval of the use on review application (4-G-18-UR) that is before the Metropolitan Planning Commission on May 10, 2018.

Comments:

- 1) This is a request for the approval of a Certificate of Appropriateness for a Building Permit to allow the construction of an assisted living facility, as defined in the Knox County Zoning Ordinance, on a 5.19 acre tract located on the northeast side of Gliding Hawk Ln., southeast of Hardin Valley Rd. The facility as proposed is a three story building with a total building area of 77,871 square feet. There will be one and two bedroom units with a total of 80 units.
- 2) The proposed facility will be utilizing a site that was previously graded under the subdivision approval for Palmer Subdivision in 2017. The proposed development will have a driveway connection to the cul-de-sac turnaround for Gliding Hawk Ln., a public street that provides access out to Hardin Valley Rd.
- 3) The applicant is providing a total of 107 parking spaces which meets the requirements of the Knox County Zoning Ordinance and is within the minimum/maximum range for parking within the Design Guidelines.
- 4) The building's exterior will be clad in a combination of stone veneer, lap siding, board and batten siding and shake siding. The proposed roofing material will be asphalt architectural shingles. The final color palette has not been selected at this time. A color rendering however has been provided. (See attached)

- 5) The existing graded site and fire access requirements have provided challenges for landscaping the northern and western side of the proposed building. The applicant has added landscaping within the courtyard area and has proposed a reforestation plan for the graded slopes in efforts to meet the intent of the landscape standards of the Design Guidelines. Staff is recommending modifications to the site development plan and landscape plan in order to address this issue. (See conditions 5 and 6.)
- 6) The proposed lighting for the parking lot will be full cut-off LED fixtures. The proposed site lighting falls within the maximum intensity limits.
- 7) Proposed signage will require a separate application and approval.
- 8) The proposed development is within the limits for Ground Area Coverage and Impervious Area Ratio. A waiver is being requested for the Floor Area Ratio.
- 9) A waiver has been requested to allow the maximum Floor Area Ratio (FAR) to be increased from 30.0% to 34.8%. The applicant has provided justification for the request. The Design Guidelines do not adequately address residential type development with multiple stories at a higher density. Staff is recommending approval of the waiver request.
- 10) A waiver is being requested to reduce the required building setback from 100' to 75' from a residential zoning district (A (Agricultural) / TO (Technology Overlay)) that is located on the northeast side of the development (Design Guidelines Section 1.4.1) Staff is recommending approval of the waiver due to site constraints and the fact that there are no residences on the adjoining property.
- 11) This proposed development requires a use on review approval (4-G-18-UR) that will be considered by the Planning Commission on May 10, 2018.

Action: Approved **Meeting Date:** 4/9/2018

Details of Action: APPROVE the requested Waivers to:

- 1) Allow the maximum Floor Area Ratio (FAR) to be increased from 30.0% to 34.8%. (Design Guidelines Section 1.3.2)
- 2) Reduce the required building setback from 100' to 75' from a residential zoning district (A (Agricultural) / TO (Technology Overlay)) that is located on the northeast side of the development. (Design Guidelines Section 1.4.1)

Based on the application and plans as submitted and revised, APPROVE a Certificate of Appropriateness for a Building Permit, subject to the following conditions:

- 1) Meeting all relevant requirements of the Knox County Zoning Ordinance, as appropriate.
- 2) Meeting all relevant requirements of the Knox County Department of Engineering and Public Works.
- 3) Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
- 4) Meeting all relevant requirements of the Knox County Fire Marshal's Office.
- 5) Revising the site development plan by shifting the building to the south a minimum of 10 feet in order to allow additional area for landscaping on the north side of the building. While this may impact approximately 6 parking spaces, the site would still meet required parking. The revised development plan is subject to staff review and approval.
- 6) Revising the landscape plan to add landscaping along the north side of the building that complies with TTCDA Design Guidelines Section 3.3.3. Evergreens should be include in the planting mix. On the north side of the site, the reforestation area should be extended up to the 1068' contour and extend up to the base of the retaining wall along the east and west side of the building. Identify the planting materials in "landscape area typical". The revised landscape plan is subject to staff review and approval.
- 7) Installing all landscaping as identified on the revised landscape plan within six months of the issuance of an occupancy permit for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
- 8) Proposed signage will require a separate TTCDA application and approval.
- 9) Approval of the use on review application (4-G-18-UR) that is before the Metropolitan Planning Commission on May 10, 2018.

Summary of Action:

Date of Approval: 5/7/2018

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:

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: