

CASE SUMMARY

APPLICATION TYPE: TTCD

BUILDING PERMIT



File Number: 5-D-22-TOB

Related File Number:

Application Filed: 4/4/2022

Date of Revision:

Applicant: BALL HOMES

PROPERTY INFORMATION

General Location: East side of Solway Road across from the intersection with Greystone Summit Drive, abutting Pellissippi Parkway

Other Parcel Info.:

Tax ID Number: 103 086 AND 09601

Jurisdiction: County

Size of Tract: 40.86 acres

Accessibility: Solway Road transitions from a major collector to a minor collector in front of this development. 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: Apartment complex (under construction)

Surrounding Land Use:

Proposed Use: Phase 2 of the Solway Apartment development

Density:

Sector Plan: Northwest County

Sector Plan Designation: MDR (Medium Density Residential) and MU-SD, N

Growth Policy Plan:

Neighborhood Context:

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

Street: 2655 Andover Hill 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

Variations Requested: N/A

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

TTEDA ACTION AND DISPOSITION

Planner In Charge: Michelle Portier

Staff Recomm. (Abbr.):

Staff Recomm. (Full):

Staff recommends approval of this request for a Certificate of Appropriateness for a building permit, subject to four conditions:

- 1) Installation of all landscaping as shown on the development plan within six months of the issuance of an occupancy permit, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
- 2) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 3) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 4) Obtaining TTEDA approval of signage in a separate application if signage is desired in the future.

Comments:

- 1) The applicant is requesting approval of phase 2 of a multi-family development on two lots comprising approximately 41-acres on the northeast side of Solway Road at the eastern end of Sam Lee Road, southwest side of Pellissippi Parkway. The development is bounded by Pellissippi Parkway to the northeast and by a stream (Beaver Creek tributary) to the southwest. Phase 1 incorporated several apartment buildings clustered around the clubhouse and amenity area. A large portion of the Phase 1 site was located in the Hillside and Ridgetop Protection Area, with significant slope leading from the stream up towards Pellissippi Parkway. Phase 2 does not share these constraints.
- 2) The property was rezoned to OB (Office, Medical, and Related Services) / TO (Technology Overlay) in two separate applications in 2019 (File #'s 2-E-19-RZ and 5-H-19-RZ). The OB zoning district allows multi-dwelling development as a permitted use with a density less than 12 du/ac.
- 3) The development will consist of 404 units total, with 197 units built in phase 1 and 207 units proposed in phase 2. The number of units proposed on the 40.86 ac site yields a density of 9.85 du/ac, which is within the density permitted in the OB zone.
- 4) The unit mix is comprised of 63 1-bedroom units, 132 2-bedroom units, and 12 3-bedroom units. 3 of the 1-bedroom dwellings are carriage units located in the upper middle portion of the site near the Pellissippi Parkway right-of-way, and 204 units are apartments distributed among six buildings clustered together on the south side of the site.
- 5) A small portion of the southern tract is located in the Hillside Protection area, but it is mostly flat and is located adjacent to Solway Road. The proposed plan does not include any development in the HP area.
- 6) Access to the site is via a driveway off of Solway Road that will be a boulevard for the first section of the driveway leading into the site. A stub-out at the end of the boulevard was provided in Phase 1 and a new access point from the stub-out is proposed as the internal driveway for the second phase of the apartments.
- 7) Fulghum MacIndoe & Associates, Inc. prepared a Traffic Impact Study (TIS) for Solway Apartments, the last revision of which was on June 29, 2020. The study recommended:
 - a) Expanding the southbound left-turn storage length or adding a second left-turn lane to the intersection of Solway Road and Hardin Valley Road; Knox County has stated that the Solway Road intersections at Sam Lee and Hardin Valley have existing needs independent of this development, and the County is looking into expanding the left turn lane at Hardin Valley as part of TDOT's work for the interchange.
 - b) A northbound turn lane at the intersection of Solway Road and Sam Lee Road; and
 - c) Installation of a southbound left-turn lane on Solway Road at the entrance for the apartments.
 - d) Knox County's Engineering Department will only require the southbound left turn lane at the apartment entrance, to be constructed prior to the start of phase 2 construction.
- 8) 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 320 surface parking spaces and 24 garage spaces.
- 9) An amenity area including a clubhouse and pool area were included in the Phase 1 proposal and are centrally located in the overall development. Waste management was also provided for the entire complex as part of phase 1.
- 10) A 20' wide greenway easement is being provided along the Solway Road frontage. The Pellissippi American Youth Soccer Organization (AYSO) fields are to the south, and this greenway connects to the adjacent parcel north of that, providing pedestrian access from this development almost all the way

to the AYSO fields and existing greenways there. Internal sidewalks will provide pedestrian access to the greenway easement so that when the greenway is installed, residents of the development will have designated pedestrian access to it.

11) Because this portion of the site is relatively flat and the HP area is concentrated at the front of the site near the roadway, the HP regulations do not apply to phase 2.

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

13) The proposed lighting includes 51 building-mounted wall lighting fixtures attached to apartment buildings. The lights are located on the sides of the buildings facing the parking lot and provide lighting for the parking areas. There are also 14 light poles in other parking areas, 13 located at internally clustered parking spaces, and another below the carriages across from building 11.

14) The apartment building materials will be the same as those used during phase 1: a combination of brick, stone veneer, and vinyl siding on the walls, with dimensional shingles on the main roofline, with metal roofing used as an accent in limited amounts. The color scheme will be dark gray and tan.

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

16) No signage is proposed at this time. Should signage be desired, it should be submitted with the Phase 2 application or as a separate application at a future time.

17) The Tennessee Department of Transportation (TDOT) has proposed a bridge crossing of Pellissippi Parkway that would connect Coward Mill Road to Solway Road. The site plans show one potential location of the new connection, which may span over the southern end of this property. The road alignment as provided by TDOT is very preliminary at this time and the exact boundaries are subject to change.

Action: Approved

Meeting Date: 5/9/2022

Details of Action:

Staff recommends approval of this request for a Certificate of Appropriateness for a building permit, subject to four conditions:

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- 2) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 3) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 4) Obtaining TTCDA approval of signage in a separate application if signage is desired in the future.

Summary of Action:

Date of Approval: 5/9/2022

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: