

CASE SUMMARY

APPLICATION TYPE: TTCD

BUILDING PERMIT



File Number: 6-B-20-TOB Related File Number:
Application Filed: 5/4/2020 Date of Revision:
Applicant: BALL HOMES, LLC

PROPERTY INFORMATION

General Location: Northeast side of Solway Road, southwest side of Pellissippi Parkway, and at the eastern end of Sam Lee Road.
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 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
Surrounding Land Use:
Proposed Use: Apartment complex **Density:**
Sector Plan: Northwest County **Sector Plan Designation:**
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)
Former Zoning:
Requested Zoning: No change
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

WAIVERS AND VARIANCES REQUESTED

Variations Requested: 1) Allow the proposed development without applying the Hillside and Ridgetop Development standards as identified in the Design Guidelines (Section 1.12)

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 and the site constraints, staff recommends APPROVAL of the requested Waivers to:

1) Allow the proposed development without applying the Hillside and Ridgetop Development standards as identified in the Design Guidelines (Section 1.12)

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) Site lighting must comply with the Design Guidelines (Section 1.8). A lighting/photometric plan shall be provided, to be reviewed and approved by staff.
- 2) Meeting all relevant requirements of the Knox County Zoning Ordinance, as appropriate.
- 3) Meeting all relevant requirements of the Knox County Engineering and Public Works Department.
- 4) Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
- 5) Review and approval by the Knox County Fire Marshal's Office.
- 6) Installation of the southbound left-turn lane on Solway Road at the entry to the apartment as outlined in the Traffic Impact Study for Solway Apartments prepared by Fulghum MacIndoe & Associates, Inc., as last revised on June 29, 2020 and as approved by the Knox County Department of Engineering and Public Works. Knox County will require this southbound left-turn lane to be constructed prior to the construction of the second phase of the apartment development.
- 7) Prior to the submission of an application for the second phase of the apartment development, the applicant shall meet with Tennessee Department of Transportation staff to determine the limits of the right-of-way that may be needed for the Coward Mill Road to Solway Road bridge.
- 8) Working with the Knox County Greenways Coordinator on establishing the 20' wide greenway easement that is identified on the development plan.

Comments:

- 1) The applicant is requesting approval of the first phase of a multi-family development on an approximately 41-acre tract located 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. A large portion of the site is located in the Hillside and Ridgetop Protection Area, with significant slope leading from the stream up towards Pellissippi Parkway.
- 2) The property was rezoned to OB (Office, Medical, and Related Services) / TO (Technology Overlay) in two separate applications with approvals by Knox County Commission on March 25, 2019 and June 24, 2019. The OB zoning district allows multi-dwelling development as a permitted use with a density less than 12 du/ac.
- 3) The first phase of the development consists of 191 dwelling units total. 23 dwellings are townhouse units located in the northeast corner of the site and 168 units are apartments distributed among five buildings centrally located and near the Pellissippi Parkway right-of-way. Each building is located in a hillside and will consist of three stories on one side and four stories on the other. A series of retaining walls between the buildings and Solway Road allows infill to provide space for the buildings in Phase I. There will be a total of 42 one-bedroom units, 84 two-bedroom units and 42 three-bedroom units within the five buildings. The second phase of the development will be located on the southern portion of the property. It is proposed with an additional 196 apartment units, bringing the overall total to 387 dwelling units at an overall density of 9.43 du/ac. The second phase will require a separate TTEDA application and review by the Board.
- 4) Due to the site constraints, there is only one access point proposed for the apartment complex. The driveway off of Solway Road will be a boulevard leading into the site. A stub-out at the end of the boulevard (provided in Phase I) will eventually become the internal driveway providing access to the second phase of the apartments.
- 5) 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; 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. 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. 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 II construction.

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 358 surface parking spaces and 43 garage spaces (ten near the townhouses and 33 in a row near building five).

7) An amenity area including a clubhouse and pool area is located on the south side of the Phase I apartment buildings, centrally located in the overall development. 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. A dumpster enclosure is labelled on the site layout plan to the northeast of the clubhouse. This is not a dumpster enclosure, per se, but is a building for housing recycle bins.

8) Waivers are being requested to exempt this development from the Hillside and Ridgetop Development standards as identified in the Design Guidelines (Section 1.12). The applicant has provided a letter that outlines the reasons why they believe the HP standards should not be applied to this site. It is staff's position that factors such as: a) the sites varying topography; b) plans for the overpass crossing Pellissippi near this site; c) the utility easement crossing the site; d) streams at the front and crossing beneath the property (in culverts); and d) the larger scale development that is permitted by the existing BP zoning for the property; help to support the applicant's request. Staff is recommending approval of the waiver request.

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

10) The proposed lighting includes 28 building mounted wall lighting attached to apartment buildings 1-5. On buildings 1 and 5, the lights are located on both sides of the building. On buildings 2, 3, and 4, the lights are on the northeast facades only. A photometric plan will be required to demonstrate the light intensity levels at various areas specified in the Guidelines, and to indicate the light fixtures and lighting types specified.

11) The apartment building materials will be a combination of brick and vinyl siding, with dimensional shingles on the majority of the building, with stone and metal roofing used as accents in limited amounts. The clubhouse and townhouse units will feature these same materials. The color scheme will be dark gray and tan.

12) The proposed landscape plan and reforestation plan are in compliance with the Design Guidelines.

13) 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.

14) The Tennessee Department of Transportation (TDOT) has proposed a bridge crossing of Pellissippi Parkway that would connect Coward Mill Road to Solway Road and which would 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. Prior to the submission of the second phase of the development, it is recommended the applicant meet with TDOT to determine right-of-way limits that may be needed for the TDOT project and to allow for appropriate setbacks for the proposed buildings.

Action: Approved with Conditions **Meeting Date:** 7/6/2020

Details of Action: APPROVAL of the requested Waivers to: allow the proposed development without applying the Hillside and Ridgetop Development standards as identified in the Design Guidelines (Section 1.12)

APPROVAL of a Certificate of Appropriateness for a Building Permit, subject to the following conditions:

- 1) Site lighting must comply with the Design Guidelines (Section 1.8). A lighting/photometric plan shall be provided, to be reviewed and approved by staff.
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- 8) Working with the Knox County Greenways Coordinator on establishing the 20' wide greenway easement that is identified on the development plan.

Summary of Action:

Date of Approval: 7/6/2020

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: