



GALBRAITH SCHOOL ADAPTIVE RE-USE

PLANNED DEVELOPMENT

FILE# 2-A-23-PD



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This application has been prepared to seek approval from Knoxville-Knox County Planning under the City of Knoxville's Planned Development Process. This application will serve to inform and to explain to residents, elected officials, and staff why Galbraith School Adaptive Re-use should be approved, how the project will move forward once approved, and a timeline of the project.



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OVERVIEW + PROPOSED USE

The old Galbraith Elementary School currently sits empty at 4333 Galbraith School Road. Built in 1930, the school building quietly sits on the top of a hill within a short and accessible distance of Baker Creek Park, James White Parkway, and so much of South Knoxville.

This site has previously been reviewed for a PD overlay a few years ago. However, it recently underwent a change of ownership and the old Planned Development is no longer feasible for this site. Therefore, a new application for PD on the property has been submitted.

This 2.6 acre site is currently under RN-1 zoning, which doesn't allow for many uses that would be appropriate for the site and building. Due to the location and relationship to other properties though, a complete zoning change doesn't make much sense here.

That's where the Planned Development (PD) overlay comes in. The Planned Development we are requesting would create a number of community benefits and limit zoning exceptions to a small number of items that are specific to this plan. The proposed development will provide 75 dwelling units composed of Studio, One-Bedroom, and Two-Bedroom Units, spread throughout the existing building and new addition with 83 parking spaces for residents and the community. It will utilize the existing construction to have unique residences and utilize an addition to help create accessible units and public benefits.

In the following pages, this packet will explain the public benefits of this plan, and why the new use is appropriate for this site.

Project Schedule:

February 2023	Preliminary Plan to be Heard at Knoxville Knox-County Planning Commission.
Summer 2023	Submit Final Plan and construction drawings for approval
Fall 2023	Finalize construction drawings
Spring 2024	Break ground on new work



COMMUNITY BENEFITS

We believe adapting the Galbraith School to multi-family housing would create multiple benefits to the community including:

- 1) The **preservation and adaptive re-use of a historic building** in dire need of restoration.
- 2) The creation of a **community garden** accessible to the surrounding South Woodlawn neighborhood, including **car and bike parking** for neighbors who participate.
- 3) The **conservation of trees** and other non-invasive plants. Relocating the existing parking in such a way that it is visibly hidden by structures and triggers requirements for **buffer yards between the site and existing neighbors**.
- 4) The **regrading of the corner of Decatur Drive and Galbraith School Road** to allow for greater visibility when leaving South Doyle Middle School as well as the new residences.
- 5) The new work will trigger stormwater management requirements, leading to **better runoff and water control than exists currently**. This will likely be in the form of both **water detention and permeable paving** (to be determined by civil engineer)
- 6) **Sustainable building techniques** being retro fitted into the old structure where possible and used throughout the addition.
- 7) **Preserving site features and greenspace on the site**, including trees and other natural features.
- 8) **Creating accessible dwelling units** beyond code required minimums.
- 9) **Creating amenities on site** that can be used by both residents and neighbors, allowing for **community interaction with new neighbors**.
(i.e. outdoor exercise equipment and bike repair station, see pages 7 and 12)
- 10) Utilizing an addition to **block sound** transfer from the courtyard to the surrounding neighborhood, **hide and buffer parking** from street view, and **cover the abrupt end of the 1960's addition** that left a large, blank block wall facing the neighborhood.



REQUESTED CHANGES TO ZONING + DIMENSIONAL STANDARDS

Standard/Zoning Ordinance	4333 Galbraith School Road PD Overlay
USES	
Dwelling, Multi-Family	P
Hotel	S
Independent Living Facility	P
Live/Work	P
Office	S
Residential Care Facility	P

Intended use is Multi-Family. Additional permitted use requests are to allow for the possibility of mixed-uses within the structure to serve the needs of the community

RN-1 Dimensional Standards (current zone) (Exception adapted from other zones as applicable)		Adapted From
Minimum Lot Area	SF: 10,000 SF MF 1,450 SF/DU	RN-5
Maximum Building Height	35'-0" 45'-0" <i>to reflect the changes in topography and varying scales/heights of the existing building</i>	RN-4
Maximum Building Coverage	30% 50%	RN-4
Maximum Impervious Surface	40% 70%* <i>to account for existing building, parking, new landscaping, new garden beds, and other hardscaping</i>	RN-6

*we expect this number to be lower with subtractions for permeable hardscaping but won't know the amount until the next phase

Requested Zoning Exceptions:

- Add exceptions to Principle Use Standards Article 9.3.I by removing the following items prohibited under 9.3.I.5:

9.3.I.5.B.ii. Aluminum, steel or other metal sidings;
We would request an exception for these items to be removed to allow for greater flexibility regarding the design of the addition and repair of the existing features of the structure. We plan to follow National Parks guidelines for the preservation of the existing building and for the addition. Examples of how these materials have been used on similar projects can be found on page 16 of this packet.
- According to Article 10.1.A, RN-1 zoning only permits one building on the site. **We would request removing this requirement in the case that firewalls are required to separate different wings of the development therefore qualifying the structure as two or more separate structures. This is a technicality that may not have an effect, it is not the plan to disconnect the structure at all.**

From Article 11.4.B.3, we request the following exceptions:

- "Off-street parking requirements in any district may be reduced up to ~~30%~~ **10%** from the minimum requirements in Table 11-2, provided the development is located within ~~one-quarter~~ **one-third** of a mile of a transit route. A Knoxville Area Transit approved shelter may be required on or within one-fourth of a mile of the development site. Bicycle parking requirements may not be reduced. ~~This reduction cannot be coupled with any other parking reduction, such as the reductions offered in items 1 and 2 above.~~

In addition to Article 11.4.B exception, we would like to add these allowances:

- Allow for **accessible parking spaces beyond the required minimum to count towards overall parking count as 1.5 spaces.** (This request is to give flexibility to the property to offer additional accessible parking spaces beyond the required min. In order to offer a more accessible living scenario for tenants).
- Allow for a **substitution of vehicular parking spaces with bicycle parking spaces at a 1:4 ratio for up to 6 parking spaces** due to the proximity of the development to the Urban Wilderness trails and Baker Creek Greenway.





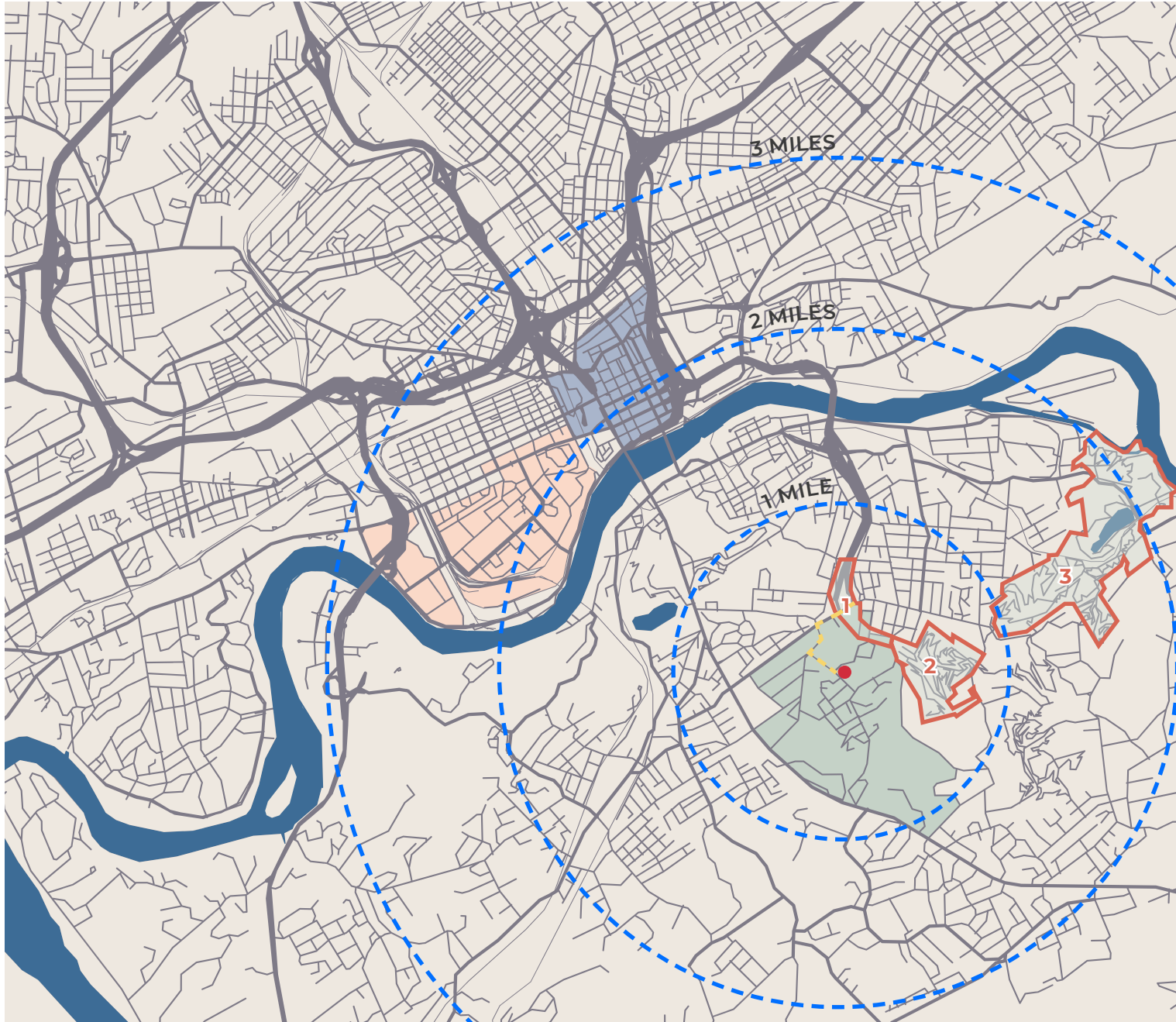
- Amenities for neighbors (9)
 - outdoor exercise equipment
 - bike repair station
- Preserve greenspace (7)
- New stormwater management (5) (expected to be underground)
- Historic Restoration (1)
- Secure Bike Parking (6) (indoor bike room TBD)
- Amenities for residents (9)
- Accessible Dwelling Units (8)
- Tree Conservation (3)
- Sustainable Building Techniques (6)
- Addition to block sound, parking and the abrupt end of 1960's addition (10)
- Community Garden (2)
- Shared Parking (6)
- Regrading Corner (4)

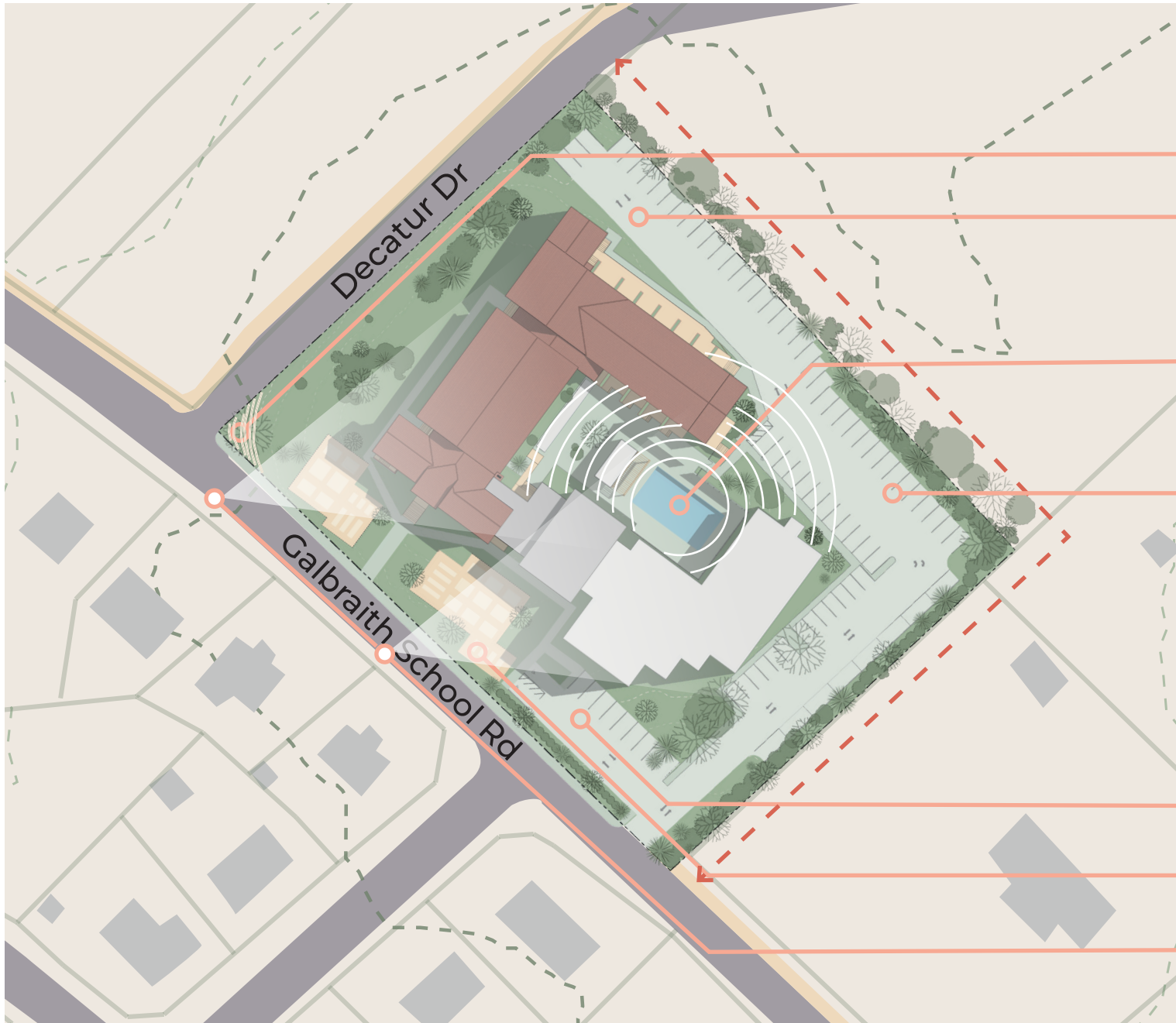
Note:

1. Number (#) correlates to Community Benefit on page 5.
2. See Appendix A1 for updated site plan from new survey data.



SITE MAP





- Corner regrading for better visibility + safety
- Majority of parking buffered from neighborhood by new and existing structures
- Addition helps contain sound transfer from the site to neighboring properties
- New parking layout uses previously paved areas and allows for buffer yard requirements to apply
- New Parking for public access to gardens
- Community Gardens along street facing side to allow for high visibility and ease
- New Addition blocks majority of parking from street view (compared to current state)





Road Plan Classification Type

Minor Collector

Major Collector

Minor Arterial

Major Arterial

Expressway

Bus Routes

Route 40

Route 41

Bus Stops

Distance to Expressway:
0.7 Miles

Distance to Bus Route:
0.28 Miles

Galbraith School

Distance to Minor
Collector:
0.1 Mile to Taylor Rd.
0.2 Mile to Woodlawn Pk.



TRANSIT MAP

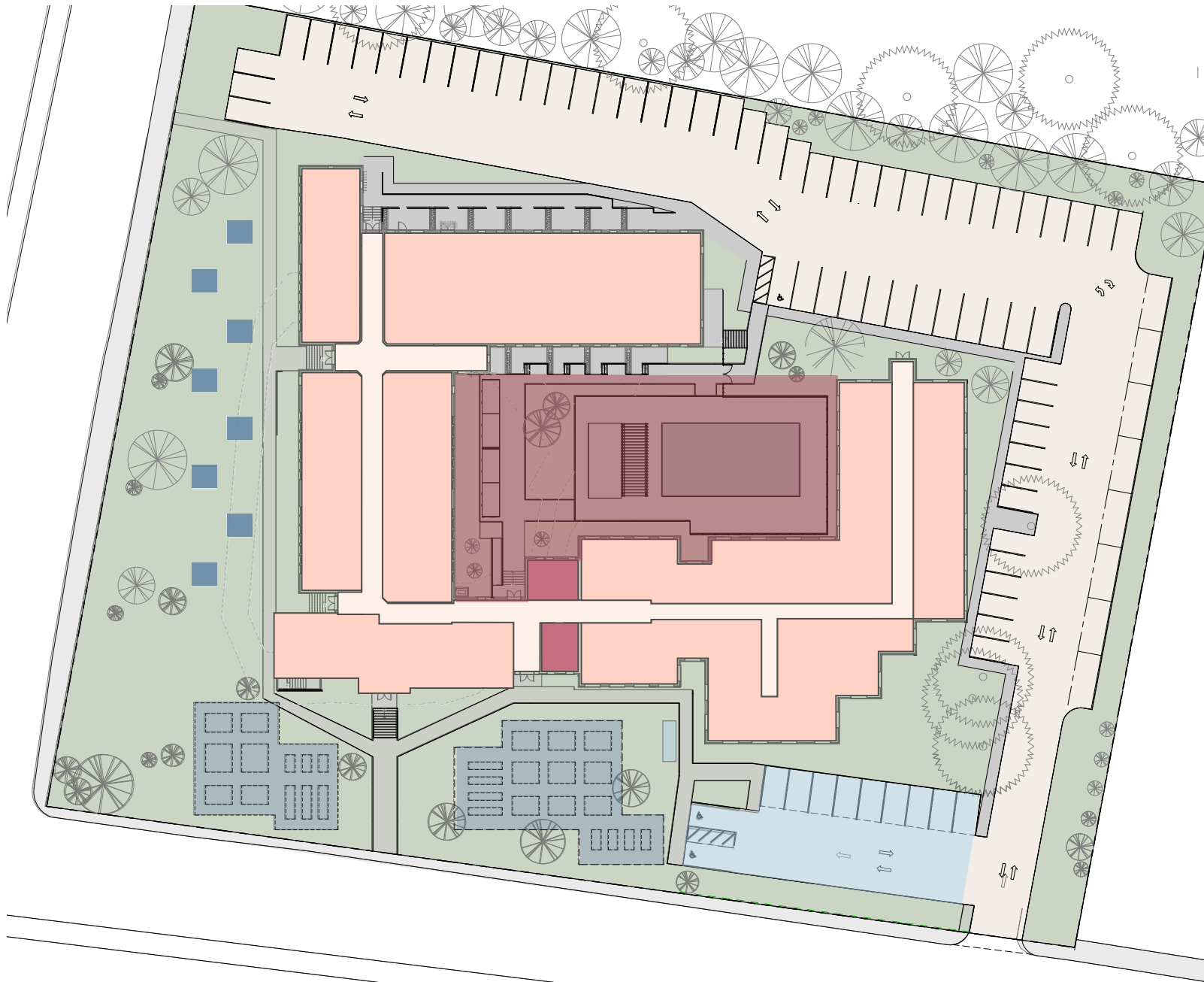


- Pedestrian
- Comfortable Biking
- Bike Lane
- - - Cross Street / Biking Not Advised
- Greenway
- Walking from Galbraith to Market Square: 3.5 miles
- Biking from Galbraith to Market Square: 3.9 miles
- Entrance to Baker Creek Preserve (Walking/Biking from Galbraith: 0.6 miles)

Galbraith School



FOOT AND BIKE ROUTES



Community Use

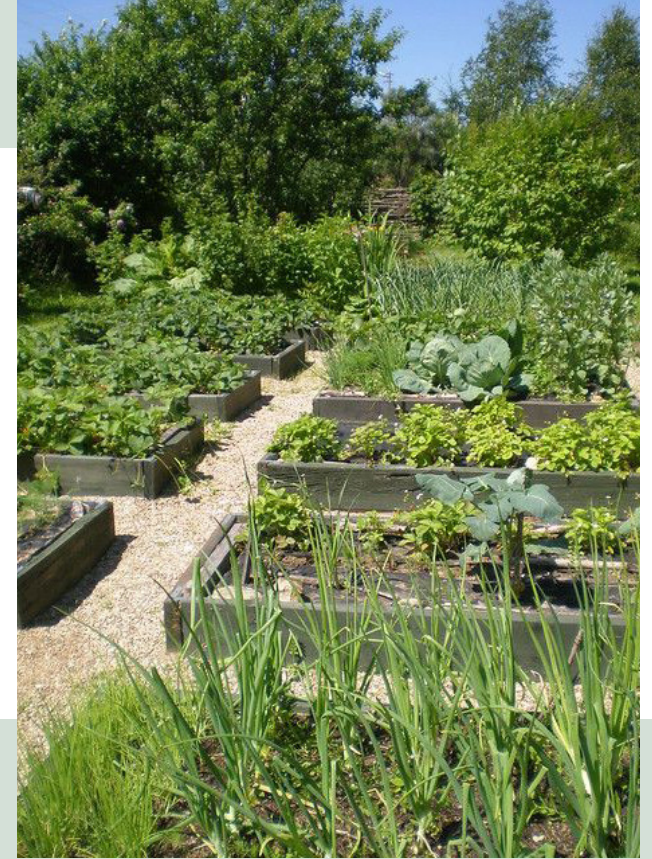
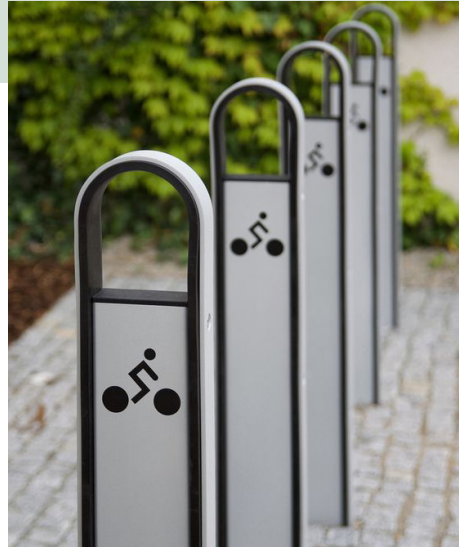
- Community Garden
- Shared Parking (11 spaces) + Public Bike Parking
- Outdoor Exercise Equipment + Bike Repair Station

Resident Only

- Residences
- Circulation
- Meeting & Work Spaces (on 2 stories)
- Internal Community Space



RESIDENT AND COMMUNITY AMENITIES



COMMUNITY AMENITIES



FACADE TO BE COVERED BY ADDITION



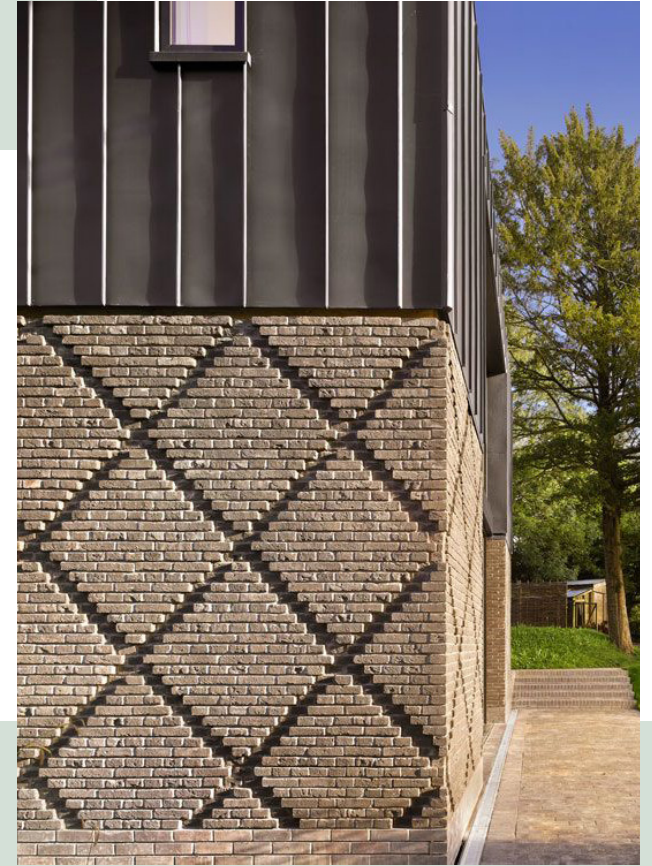
EXISTING BUILDING PHOTOS

planning on uncovering, repairing, and when needed replacing the historic windows



EXISTING BUILDING PHOTOS

planning on uncovering, repairing, and when needed replacing the historic windows



CONCEPT IMAGES

At this point we have not completed façade designs for the building, however, changes to existing and the new addition will be designed following the National Parks Service's Guidelines for Historic Preservation.



4333 GALBRAITH SCHOOL RD

OFF STREET PARKING DIMENSIONS

90 DEGREES PARKING ANGLE	
MINIMUM DEPTH TO CURB	15' 6"
MINIMUM STALL WIDTH	9' 0"
MINIMUM AISLE WITH ONE WAY	26' 0"
MINIMUM AISLE WITH TWO WAY	26' 0"

45 DEGREES PARKING ANGLE	
MINIMUM DEPTH TO CURB	15' 0"
MINIMUM STALL WIDTH	9' 0"
MINIMUM AISLE WIDTH (ONE WAY)	15' 0"
MINIMUM AISLE WIDTH (TWO WAY)	26' 0"

PARALLEL PARKING	
MINIMUM DEPTH TO CURB	20' 6"
MINIMUM STALL WIDTH	9' 0"
MINIMUM AISLE WIDTH (ONE WAY)	15' 0"
MINIMUM AISLE WIDTH (TWO WAY)	25' 0"

90 DEGREES COMPACT PARKING ANGLE (NO MORE THAN 20%)	
MINIMUM DEPTH TO CURB	8' 0"
MINIMUM STALL WIDTH	13' 6"

ACCESSIBLE PARKING DIMENSIONS	
MINIMUM DEPTH TO CURB	9' 0"
MINIMUM STALL WIDTH	18' 0"

DRIVEWAY WIDTH AND CURB CUT LENGTH (LAND USE ALL OTHER)	
MINIMUM DRIVEWAY WIDTH	20'
MINIMUM CURB CUT LENGTH	25'

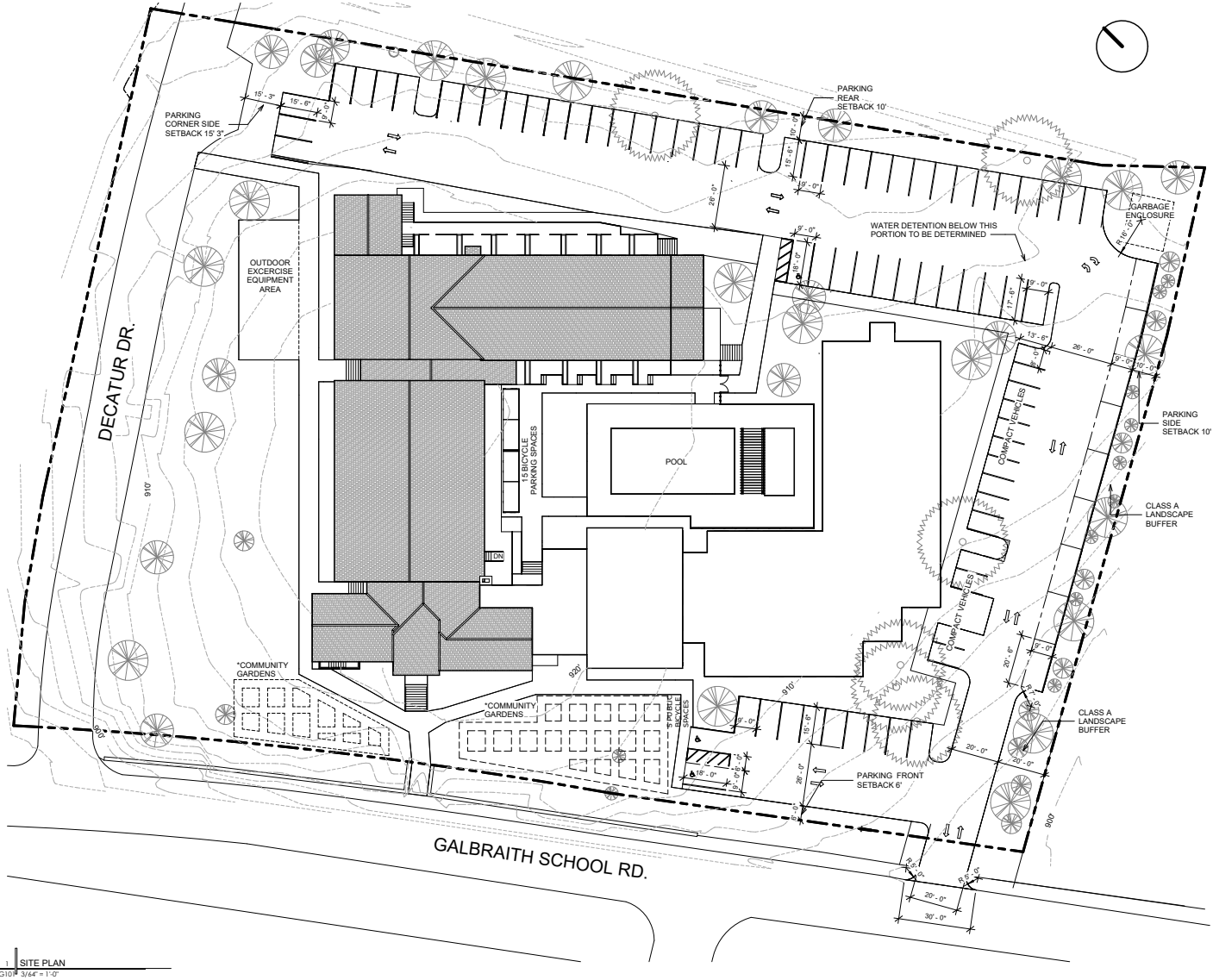
15 BICYCLE PARKING SPACES REQUIRED	
ALL DIMENSIONS ACCORDING TO ARTICLE 11 - "OFF STREET PARKING" - CITY OF KNOXVILLE CODE OF ORDINANCE AND 2010 ADA.	

ENTIRE PROPERTY AREA: 115,953 SF (2.6 AC)
EXISTING BUILDING AREA: 22,656 SF
BUILDING COVERAGE AREA: 28,880 SF (25%)
IMPERVIOUS AREA: 78,440 SF (68%)

PARKING COUNT

PARKING TYPE	COUNT
REGULAR	56
COMPACT	14
ACCESSIBLE	3
GUEST	9
TOTAL VEHICLES	82
TOTAL BIKES	15

*FINAL FOOTPRINT OF COMMUNITY GARDENS TO BE DETERMINED



SITE PLAN
1" = 31.6' ± 1.0'

REVISION	
No.	REVISION

Project:
GALBRAITH SCHOOL

Number: 222013

Client:
TW PROPERTY LLC

Info:

Location:
4333 GALBRAITH SCHOOL ROAD
KNOXVILLE, TN 37920

heyoh
DESIGN + DEVELOPMENT

NOT FOR
CONSTRUCTION
- ARCH. STAMP
REQUIRED

LA
01/22/23
As indicated

SHEET
G101
SITE PLAN + UNIT
& SF



APPENDIX: DETAILED SITE PLAN

HEYOH
DESIGN + DEVELOPMENT

A1