

Applicant: PRESERVE HV III LLC

Request: BUILDING PERMIT

Meeting Date: 2/7/2022

Address: 0 Solway Rd.

Map/Parcel Number: 103 09903

Location: Northwest corner of Solway Rd and Greystone Summit Dr, generally west of Pellissippi Parkway

Existing Zoning: OB (Office, Medical, and Related Services) / TO (Technology Overlay) / (k) indicating conditions applied to the rezoning in 2015

Proposed Zoning: N/A

Existing Land Use: Vacant land

Proposed Land Use: Townhouse development

Appx. Size of Tract: 8.16 acres

Accessibility: Access is via Greystone Summit Boulevard, a local road with a 26-ft pavement width inside a 50-ft right-of-way.

Surrounding Zoning and Land Uses: North: OB (Office, Medical and Related Services) / TO (Technology Overlay) - Apartment complex (under construction)

South: OB (Office, Medical and Related Services) / TO (Technology Overlay) - Apartment complex

East: OB (Office, Medical and Related Services) / TO (Technology Overlay) - Apartment complex (under construction)

West: PR (Planned Residential) with up to 12 du/ac / BP (Business and Technology Park) / TO (Technology Overlay) - Apartment complex

Comments:

- 1) The applicant is requesting approval of a townhouse development on an 8.16 acre tract at the intersection of Solway Road and Greystone Summit Boulevard.
- 2) The property has frontage on Greystone Summit Boulevard. However, the properties would only be accessed off the proposed new internal road system consisting of a frontage road parallel to Greystone Summit Boulevard and an internal cul-de-sac road.
- 3) The property was rezoned from BP (Business and Technology Park) to OB (Office, Medical, and Related Services), retaining the TO (Technology Overlay), in 2015 (Cases 5-D-15-RZ / 5-A-15-SP). The OB zoning district allows multi-dwelling development with a density less than 12 du/ac as a permitted use by right.
- 4) The development consists of 46 dwelling units, which yields a density of 5.64 du/ac.
- 5) The TTCDA does not regulate single-family or duplex homes. It does, however, regulate multifamily uses. Townhouses are not explicitly covered in the TTCDA Guidelines, and this development was reviewed as a multifamily development.
- 6) Ground Area Coverage (GAC), Impervious Area Ratio (IAR), and Floor Area Ratio (FAR) metrics comply with the Design Guidelines.
- 7) The townhouses are proposed in 10 groups consisting of 3 to 5 units connected in a row. These are arranged along the internal streets, with no units accessing Greystone Summit Boulevard directly.
- 8) Each unit is two-story with 3 bedrooms. Buildings are all 30'-9" tall.

9) Parking consists of a single-car garage for each unit with guest parking on the driveways. This is more parking spaces than required by the TTCDA or by the Knox County Zoning Ordinance, both of which require 1.5 spaces per dwelling unit based on the number of units and bedrooms proposed.

10) The apartment building materials will be a combination of composite material siding and board and batten on the exterior facades with an asphalt shingle roof over the main roof and standing seam metal over the smaller roofs. Wagon wheel details are added beneath the roof pitches to add architectural interest. The color scheme is subdued.

11) The landscape section of the TTCDA Guidelines is mostly geared towards commercial uses. The only plantings that would apply here are at the entry of the proposed new roads. Both entries are proposed to be planted with shrubs planted in the same pattern as the County's Type B landscape screen. The Type B Landscape Screen is applicable for parking or loading areas located on a lot or tract used for business or industrial purposes. The Type B buffer calls for a 12-ft deep buffer strip between a parking or loading area and any adjoining adjacent property developed for residential use within the Agricultural (A) Zone district or zoned for residential or office uses. While the Type B buffer is not applicable by that definition, plantings of this type would meet the TTCDA standard, and the Landscape Plan is in compliance with the Design Guidelines.

12) No signage is proposed at this time. Should signage be desired, it should be submitted in a separate application at a future time.

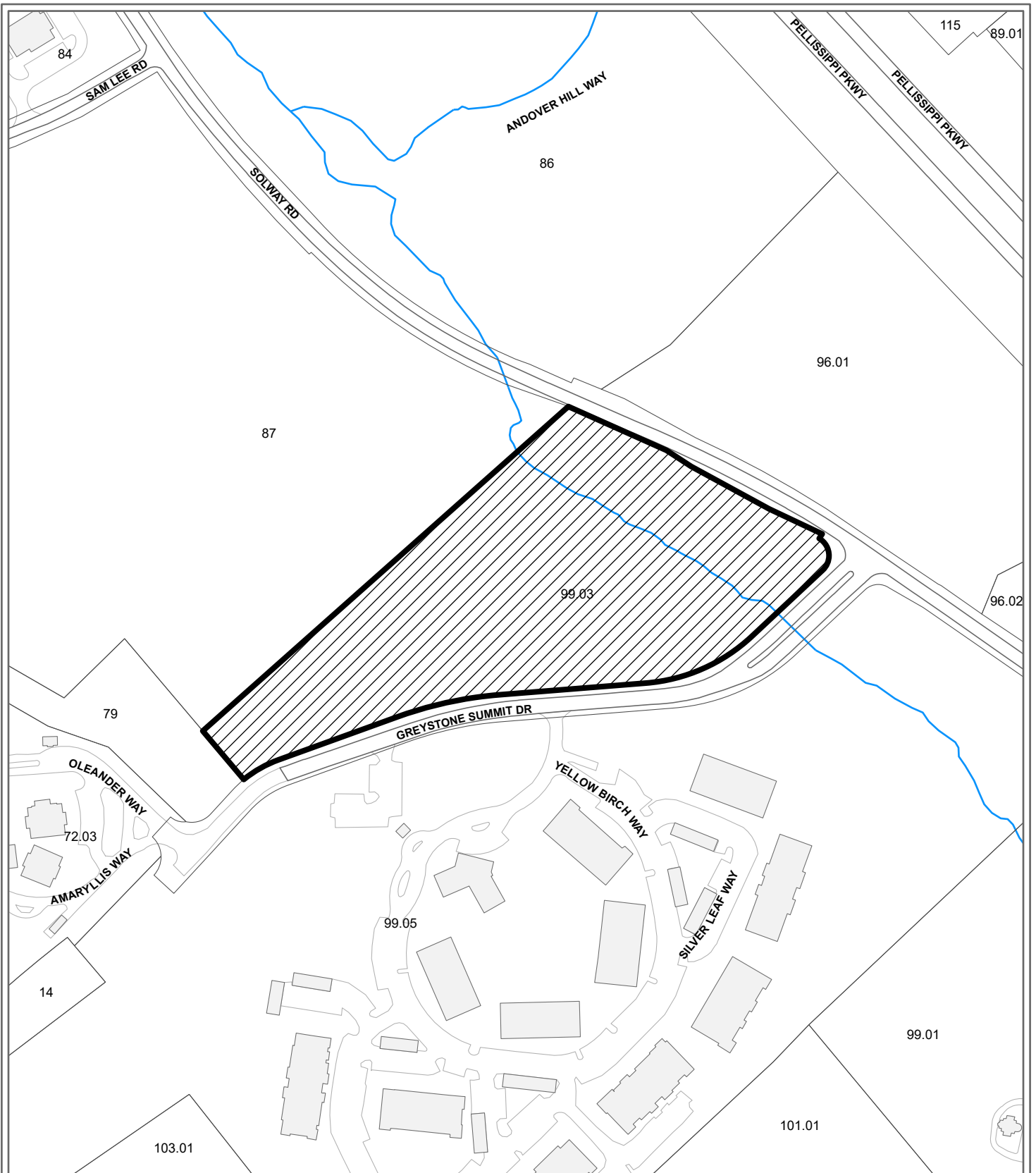
Design Guideline Conformity:	This proposal is in compliance with the TTCDA Design Guidelines.
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Waivers and Variances Requested:	N/A
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Staff Recommendation:

Approve the request for a townhouse development with 46 dwelling units as shown on the site development plan, subject to 7 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 that 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) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 5) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 6) Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for the maintenance of the common areas, recreational amenities, and drainage system.
- 7) Submitting to Planning Commission staff prior to final plat review by the Planning Commission, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.



**2-B-22-TOB
CERTIFICATE OF APPROPRIATENESS**

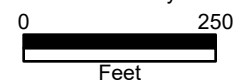


Purpose of Request: Building Permit

Petitioner: Preserve HV III LLC

Map No: 133

Jurisdiction: County



Original Print Date: 1/10/2022 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Type "B" Screen: Continuous

APPROPRIATE LOCATION: Screening, sorting and loading areas from adjoining municipalities and off to districts.

NOTE: Landscaping buffer strips should be a minimum of 2 feet in width and sown with grass or ground cover for their full width, allowing for shade at the base of plants.

| INTRO@all.com

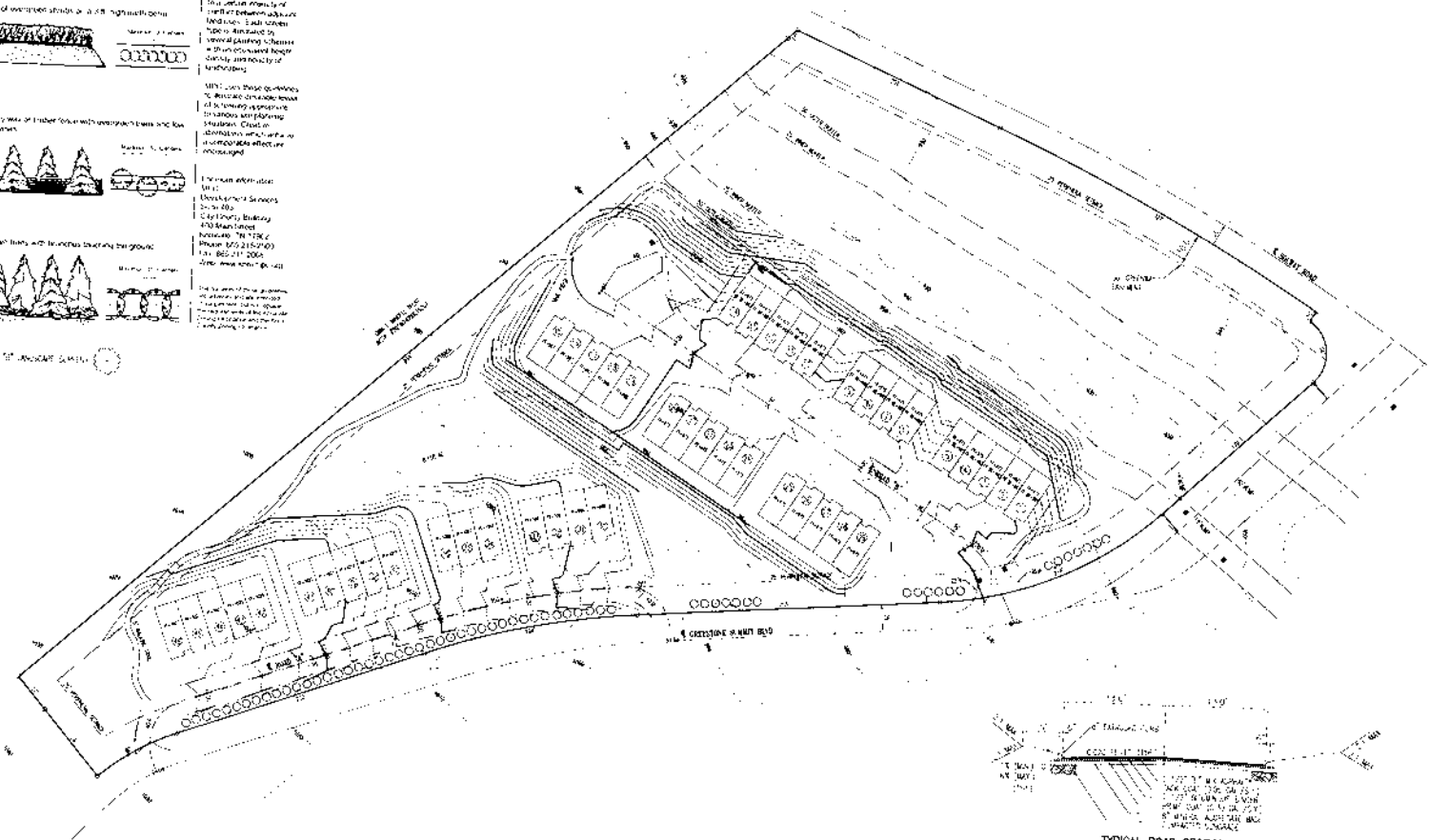
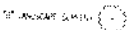
- Landscape screening reduces the impact of scenic development
- can require long-term planning including the preservation of green and open spaces and lowering emissions
- Screening also forms a buffer against the negative impact of a neighbourhood and can also help property values

Two sources of design guidance can help choose types of landscape water feature type is applicable to a certain amount of conflict between adjacent landscape. Each water type is Amended by several planning schemes. • The environmental height, density and quality of landscape.

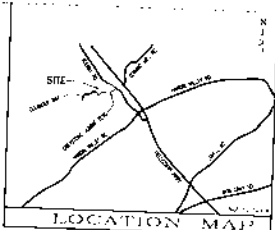
with these questions to determine demand levels and to identify appropriate financing approaches to various development situations. Cost estimation, for example, is a critical effect on investment decisions.

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TYPICAL ROAD SECTION
"PRIVATE ROAD"

[illegible]

- [illegible]

[illegible]

BATSON, JAMES, NORVELL & PUE
REGISTERED ENGINEERS & LAND SURVEYORS
4536 PINEHURST DRIVE
NORFOLK, VIRGINIA 23513
PHONE: 755-1000
FAX: 755-1001

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QED REFERENCE: INSTR. #20150824001249/
PLAT REFERENCE: INSTR. #70-56778003623

LANDSCAPE, GRADING & SITE PLAN FOR
SAFE HARBOR DEVELOPMENT-GREYSTONE SUMMIT DRIVE
TAX MAP TRS. PARCEL 01008
8TH CIVIL DISTRICT, KNOX COUNTY, TN

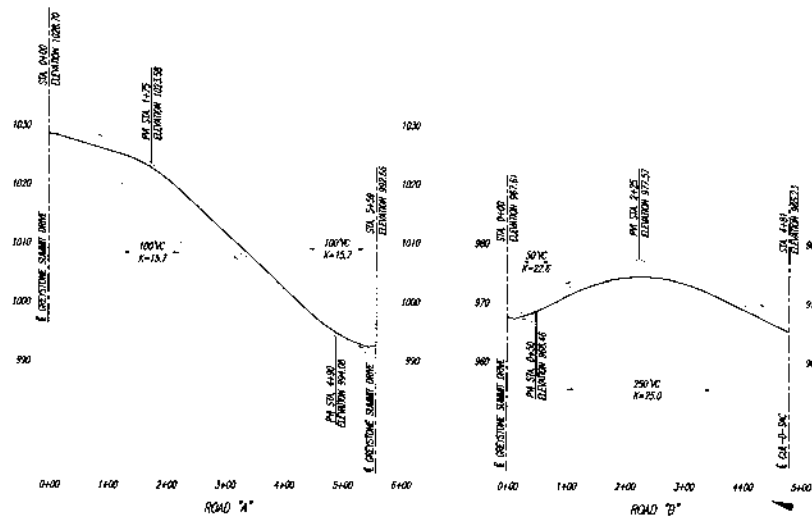
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EVANS, HINES, SORRELL & ASSOCIATES, INC.

1000 N. ALABAMA STREET, SUITE 200
INDIANAPOLIS, IN 46202-1234

ROAD PROFILES FOR
SAFE DRAGDOE DEVELOPMENT, GREENSTONE SUMMIT DRIVE
TAYLOR TOWNSHIP, ELKHART COUNTY, IN
ELKHART DISTRICT, INDIANA

12/31/2024



BUILDING HEIGHT: 30'-9"



- ☐ BUILDING PERMIT - NEW CONSTRUCTION
☐ BUILDING PERMIT - EXPANSION OR RENOVATION
☒ BUILDING PERMIT - GRADING PLAN

- ☐ REZONING
☐ SIGNAGE
☐ ZONING VARIANCE

- ☐ ADMINISTRATIVE REVIEW
☐ BOARD REVIEW

PRESERVE HV III LLC

PUBLISHED APPLICANT NAME - no individuals on behalf of -

12/29/2021

2/7/2021

2-B-22-TOB

DATE FILED

MEETING DATE (IF APPLICABLE)

FILE NUMBER

CORRESPONDENCE

Correspondence related to this application will be directed to the contact listed below.

- ☐ APPLICANT ☐ OWNER ☐ OPTION HOLDER ☒ SURVEYOR ☐ ENGINEER ☐ ARCHITECT/LANDSCAPE ARCHITECT ☐ ATTORNEY

DAVID HARBIN

BATSON HIMES NORVELL & POE

NAME

COMPANY

4334 PAPERMILL DR

KNOXVILLE

TN

37909

ADDRESS

CITY

STATE

ZIP

865-588-6472

HARBIN@BHN-P.COM

PHONE

EMAIL

CURRENT PROPERTY INFO

- ☐ MULTIPLE OWNERS / OPTION HOLDERS ☐ PART OF PARCEL

OWNER NAME - if different -

6001 STE#2 WALDEN DR

865-558-0321

OWNER ADDRESS

OWNER PHONE/EMAIL

0 SOLWAY RD

PROPERTY ADDRESS

TAX MAP 103 PARCEL 99.03

8.158 ACRES

PARCEL ID(S)

PART OF PARCEL? (Y/N)

TRACT SIZE

STAFF USE ONLY

- ☐ CITY ☒ COUNTY

Northwest corner of Solway Rd and Greystone Summit Dr

6th

DISTRICT

GENERAL LOCATION

OB/TO (k)

MDR/O

ZONING

SECTOR PLAN
LAND USE CLASSIFICATION

Northwest County

Vacant land

PLANNING SECTOR

EXISTING LAND USE

REQUEST**BUILDING PERMIT**

- ☒ NEW CONSTRUCTION
☐ EXPANSION OR RENOVATION
☐ GRADING PLAN

- ☐ REZONING
☐ SIGNAGE
☐ ZONING VARIANCE

PLAN MATERIALS:

- ☒ DEVELOPMENT PLAN
☒ BUILDING ELEVATIONS
☒ FLOOR PLAN
☒ LANDSCAPE PLAN
☐ SIGNAGE PLAN
☐ OFF-STREET PARKING

☐ OTHER:WAIVERS OR VARIANCES REQUESTED? ☐ YES ☐ NOADMINISTRATIVE REVIEW: ☐ LIGHTING ☐ LANDSCAPING PLAN**RENOVATION OR EXPANSION**

SUMMARY OF WORK TO BE PERFORMED:

Construction of a new apartment complex

ZONING VARIANCE

SUMMARY OF ZONING VARIANCE REQUEST:

REZONING

REZONE FROM: _____

TO: _____

SECTOR PLAN AMENDMENT FROM: _____

TO: _____

SIGNAGE☐ YARD SIGN

AREA: _____
HEIGHT: _____
FINISH: _____

☐ BUILDING SIGN

AREA: _____
HEIGHT: _____
FINISH: _____

☐ OTHER SIGN

AREA: _____
HEIGHT: _____
TYPE: _____

STAFF USE ONLY

- ☐ TTCDA Checklist
☒ Property Owners/Option Holders

CODE: 801

FEE

\$450.00

CODE

FEE

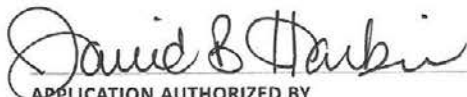
TOTAL

\$450.00

AUTHORIZATION

By signing below

You certify that you are the property owner and/or authorized representative.



APPLICATION AUTHORIZED BY

ENGINEER

AFFILIATION

12/29/2021

DATE

865-588-6472

PHONE NUMBER

HARBIN@BHN-P.COM

EMAIL



STAFF SIGNATURE

Michelle Portier

PRINT NAME

12/29/2021

DATE PAID

If more space is needed, attach additional sheets.