

# CASE SUMMARY

APPLICATION TYPE: TTCDA

BUILDING PERMIT



File Number: 6-A-24-TOA                      Related File Number:  
Application Filed: 5/2/2024                      Date of Revision:  
Applicant: MIKE BRINEGAR BROOKSTONE PARTNERS

## PROPERTY INFORMATION

**General Location:** Northwest quadrant of the intersection of Valley Vista Rd and Carmichael Rd, east side of Gliding Hawk Dr  
**Other Parcel Info.:**  
**Tax ID Number:** 103 11502                      **Jurisdiction:** County  
**Size of Tract:** 39.24 acres  
**Accessibility:** Access is via Gliding Hawk Ln, a local road off of Hardin Valley Road with a 25-ft pavement width inside a 56-ft wide right-of-way, and Valley Vista Road, a collector with a protected left turn lane and a 32-ft pavement width inside a 72-ft wide right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/forestry/vacant  
**Surrounding Land Use:**  
**Proposed Use:** Multifamily development                      **Density:**  
**Planning Sector:** Northwest County                      **Plan Designation:** Sector Plan: MU-SD, NWCO-5 (Carmichael Rd/Hardin Valle  
**Growth Policy Plan:**  
**Neighborhood Context:**

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

**Street:** 2150 Gliding Hawk Ln.  
**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.:

## TTCDA ACTION AND DISPOSITION

Planner In Charge: Whitney Warner

Staff Recomm. (Abbr.):

Staff Recomm. (Full): Application approved June 6, 2024, pursuant to Article VIII, Section 7 of the Administrative Rules and Procedures of the Tennessee Technology Corridor Development Authority (Staff Review and Approval of Minor Changes to Previously Approved Applications), for a Certificate of Appropriateness subject to the following conditions:

1) Meeting all relevant requirements of the Knoxville Zoning Ordinance, as appropriate.

Comments:

The applicant is requesting to revise the previously approved plans for a 316 unit multifamily development Gliding Hawk Lane just south of Hardin Valley Road to Carmichael Road at Valley Vista Road (3-A-23-TOB). The original approval received a waiver to increase the maximum light levels on the road from 0.5 fc to 1.0 fc (Section 1.8.5.d) and this approval still stands. This is the first administrative approval. The development is distributed between 7 (3/4 split level) multifamily buildings, 4 (3-story) multi-family building, and 1 carriage house. There are many amenities throughout the property including a clubhouse, workout center, pool, bar pavilion, putting green, pickleball court, playground, sports lawn, dog park, and several fire pit rings.

PURSUANT TO ARTICLE V, SECTION 2 OF THE TTCDA ADMINISTRATIVE RULES AND PROCEDURES, THE TTCDA STAFF MAY REVIEW AND APPROVE MINOR CHANGES TO PREVIOUSLY APPROVED APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS FOR BUILDING, GRADING, AND SIGN PERMITS, CONSISTENT WITH THE FOLLOWING REQUIREMENTS:

A. Conformity of the proposal with the Tennessee Technology Corridor Design Guidelines.

1. The original approval was for 274 units at a density of 6.98 du/ac. The previous plans had 8 carriage houses. The proposed plan has one carriage house next to Building 11 and the pool and clubhouse area. Buildings 2-5 have increased the number of units from 28 units to 42 units. Relocated Building 8 from previous plan to Building 6 location on proposed plan. This plan has increased its number of units and is now 316 units at a density of 8.05 du/ac. The OB zone allows up to 12 du/ac by right and 12-24 du/ac as a use permitted on review.

2. The previous area increased minimally by 0.13 acres with the increase in the number of units. The Ground Area coverage, Floor Area Ratio, and Impervious Area Ratio all remain nearly the same and within the recommended guidelines.

3. The number of large trees decreased from 202 trees to 121 trees and the medium trees increased from 179 to 181 trees. Combined there are 302 medium and large trees on the entire property. The minimum number of yard trees is 262 trees, which is based on 10 trees per acre of yard space (26.2 acres). There are 72 parking lot trees. The minimum number of parking lot trees is 52, which is based on 1 tree per 10 parking spaces (521 parking spaces). Despite the decrease in trees, the applicant is still meeting the minimum number of trees required.

4. The final change was relocating the dumpster from the Hardin Valley entrance to the interior of site near the dog park.

B. Conformity of the proposal with the Knoxville-Knox County Minimum Subdivision Regulations and either the Knoxville Zoning Ordinance, or the Knox County Zoning Ordinance, as appropriate.

1. The proposed change complies with the requirements of the Knox County Zoning Ordinance for approval of minor changes in the TO zone (Article 5.90.11).

2. The property was platted recently in 2023 and the applicant does not wish to replat the property, so the Subdivision Regulations are not applicable.

C. Effect of the proposal on the subject property, surrounding property and the community as a whole.

1. This area has developed with a range of office and residential uses. The multifamily development is consistent with the 3 abutting multifamily developments.

D. Consistency of the proposal with the requirements of city or county departments, as appropriate.

1. Knox County has no comments on this proposal.

**Action:** Approved with Conditions **Meeting Date:** 6/10/2024

**Details of Action:**

**Summary of Action:**

**Date of Approval:** 6/6/2024 **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:**