

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N
T E N N E S S E E

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File Number: 11-A-06-UR **Related File Number:**
Application Filed: 10/9/2006 **Date of Revision:**
Applicant: DOYLE JOHNSON
Owner:

PROPERTY INFORMATION

General Location: South side of Valley View Dr., southwest of Fairway Rd.
Other Parcel Info.:
Tax ID Number: 70 B H 002 **Jurisdiction:** City
Size of Tract: 3.43 acres
Accessibility: Access is via Valley View Dr., a collector street with a pavement width of 20' within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Attached residential development **Density:** 7.58 du/ac
Sector Plan: East City **Sector Plan Designation:** MDR(k)
Growth Policy Plan: Urban Growth Area
Neighborhood Context: Property in the area is zoned RP-1 and R-1 residential. Development in the area consists of numerous attached dwellings to the west and detached dwellings to the east of this site. Whittle Springs golf course is located along a portion of the western boundary of this site.

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

Street: 3510 Valley View Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RP-1 (Planned Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: The property was zoned RP-1 @ 12 du/ac in the mid 1970's

PLAN INFORMATION (where applicable)

Current Plan Category:

step in the development review process if this plan is approved.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed development will require the extension of water and sewer service to the site.
2. The proposed attached residential condominiums at a density of 7.58 du/ac, is consistent in use and density with the approved zoning of the property.
3. Any school age children living in this development are presently zoned to attend Spring Hill Elementary, Whittle Springs Middle School and Fulton High School.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposed attached residential development meets the standards for development within a RP-1 District and all other requirements of the Zoning Ordinance with the recommended conditions.
2. The proposed residential development is consistent with the general standards for uses permitted on review:
 - A. The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The East City Sector Plan and One Year Plan proposes this site for medium density residential use with a maximum residential density of 12 dwellings per acre. The overall development density of the proposed development is 7.58 dwellings per acre.
 - B. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The proposed development complies with all the height, bulk and area requirements of the Knoxville Zoning Ordinance. The proposed development meets all the requirements of the RP-1 (Planned Residential) District.
 - C. The use is compatible with the character of the neighborhood where it is proposed.
 - D. The use will not significantly injure the value of adjacent property.
 - E. The use will not draw additional non-residential traffic through residential areas. This is a medium density residential development within an area designated for medium density residential use. The traffic generated from this project will be similar to the traffic that is generated by other similar residential developments. Valley View Dr. is classified as a collector street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The East City Sector Plan and Knoxville One Year Plan designates this property for medium density residential use. The RP-1 zoning approved for the property allows consideration of up to 12.0 du/ac . The proposed development with its distribution of density on the site and overall density of 7.58 du/ac is consistent with the plans and the existing zoning designation.
2. The site is located within the Urban Growth Area Inside the city of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC Action:

Approved

MPC Meeting Date: 11/9/2006

Details of MPC action:

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. Meeting all applicable requirements of the Knoxville Dept. of Engineering
3. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
4. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville (Ord. 0-280-90)
5. Provision of a Type B landscape screen along the eastern boundary of the site. Installing the proposed landscaping as shown on the landscaping plan, and the previously identified landscape screen within six months of the issuance of occupancy permits
6. Provision of AASHTO approved turn around at the end of Roads A and B
7. Provision of 2 off-street parking places per dwelling. Driveways must be wide enough to permit side-by-side parking
8. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation
9. Participation in the KUB sewer capacity reservation program
10. Prior to issuance of any occupancy permits, establish a homeowners association for the purpose of assessing fees for the maintenance of the stormwater facilities, the exterior of the dwellings, grounds and any other commonly held assets.
11. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any grading permits

With conditions noted, this plan meets the requirements for approval in the RP-1 District and the other criteria for approval of a Use on Review

Summary of MPC action: APPROVE the request for up to 26 attached residential condominiums as shown on the development plan subject to 11 conditions

Date of MPC Approval: 11/9/2006

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

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: