

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 12-SG-06-C **Related File Number:**
Application Filed: 11/6/2006 **Date of Revision:**
Applicant: SONOMA PARK PARTNERS, LLC
Owner: SONOMA PARK PARTNERS, LLC

PROPERTY INFORMATION

General Location: South side of Valley View Dr., west side of Knox Ln.
Other Parcel Info.:
Tax ID Number: 70 B F 2 **Jurisdiction:** City
Size of Tract: 7.25 acres
Accessibility: Access is via Valley View Dr., a minor collector street with a 20' pavement width within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Residences / RP-1 (Planned Residential)
South: Residences / R-1 (Low Density Residential)
East: Residences and church / R-1 (Low Density Residential)
West: Residences / R-1 (Low Density Residential)
Proposed Use: Attached residential subdivision **Density:** 5.93 du/ac
Sector Plan: East City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street:
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:

PLAN INFORMATION *(where applicable)*

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Sonoma Park
Surveyor: Cannon & Cannon
No. of Lots Proposed: 43 No. of Lots Approved: 43
Variances Requested:
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko
Staff Recomm. (Abbr.): APPROVE the concept plan subject to 10 conditions.
Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville (City Ord. 0-280-90).
3. Meeting all applicable requirements of the Knoxville Engineering Division.
4. Installation of landscaping as shown on the development plan within six months of the issuance of occupancy permits for this project.
5. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
6. Meeting all conditions of the use-on-review approval (5-N-06-UR).
7. Placing a note on the final plat that all lots will have access only to the internal street system.
8. Listing the approved setbacks on the final plat.
9. Prior to final plat approval establish a homeowners association for the purpose of assessing and collecting fees for the maintenance of the joint permanent easements and any other commonly held assets such as the common areas shown on the concept plan and for the payment of the property taxes on these commonly held assets.
10. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan in the RP-1 zoning district.

Comments: The applicant received a use-on-review approval from the Planning Commission on May 11, 2006 for a residential condominium development with 43 attached dwelling units on this 7.25 acre site at a density of 5.93 du/ac. Access to the development is from Valley View Dr. The applicant is now requesting approval of a concept plan to create individual lots for each dwelling unit. The layout of the development will remain the same. The subdivision will be served by joint permanent easements meeting street design standards.

The Planning Commission recommended approval of a rezoning of this property to RP-1 (Planned Residential) at a density of up to 5.99 du/ac on December 8, 2005 (12-F-05-RZ). The rezoning request was approved by Knoxville City Council on January 17, 2006.

MPC Action: Approved MPC Meeting Date: 12/14/2006

Details of MPC action:

Summary of MPC action: APPROVE the concept plan subject to 10 conditions.

Date of MPC Approval: 12/14/2006 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:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: