

# 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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

**File Number:** 3-M-01-UR                      **Related File Number:**  
**Application Filed:** 2/5/2001              **Date of Revision:**  
**Applicant:** LYON'S DEN, L.P.  
**Owner:**

## PROPERTY INFORMATION

**General Location:** Northwest side of Valley View Dr., southwest of Old Valley View Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 70 A B 005                      **Jurisdiction:** City  
**Size of Tract:** 7.04 acres  
**Accessibility:** Access is via Valley View Dr., a minor collector street with a pavement width of 20' within a 40' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land.  
**Surrounding Land Use:**  
**Proposed Use:** Multi-family residential development                      **Density:** 10.5 du/ac  
**Sector Plan:** East City                      **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This site is located in an area that is a mix of multi-family and single-family residential development and a public golf course.

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

**Street:** 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:** None noted.

## PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**

## **SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

Surveyor:

No. of Lots Proposed:                      No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

## **OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

## **MPC ACTION AND DISPOSITION**

Planner In Charge:                      TPB

Staff Recomm. (Abbr.):                      APPROVE the development plan for up to 74 multi-family units subject to 8 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Utilizing the trash compactor for waste disposal, instead of the dumpsters located in the peripheral setback areas, and revising the landscape plan to include landscape screening around the compactor area.
4. Installation of landscaping as shown on the revised landscape plan within six months of the issuance of occupancy permit for this project.
5. Meeting all applicable requirements of the Knoxville City Arborist.
6. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. O-280-90).
7. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
8. A revised site plan reflecting the conditions of approval must be submitted to MPC staff for certification prior to obtaining any building permits.

With the conditions noted, this plan meets the requirements for approval of a Use-on-Review.

Comments:

The applicant is proposing to develop a 74 unit multi-family project on 7.04 acres at an overall density of 10.5 du/ac. The RP-1 Zoning was approved for the entire site in the 1970's with a maximum density of 12 du/ac. The Knoxville One Year Plan designates the southern portion (55%) of the site as MDR (Medium Density Residential) which allows densities up to 24 du/ac. The rear portion of the site is designated as OS (Open Space), primarily due to steep slopes. Utilizing only the acreage designated as MDR in the One Year Plan, the maximum number of units permitted for this site would be 92. Under both the zoning and One Year Plan, the proposed development falls within the density limitations. The proposed development will be located on the southern portion of the site with an 85 foot encroachment into the OS area. This encroachment is due to efforts to maintain a balance of cut and fill on the site and reduce the degree of excavation of the hillside. The development will only extend 640 feet into the site (depth of 1020 feet) with the rear 2.6 acres remaining as open space. The One Year plan allows for limited development in the OS area.

In order to reduce the impact of the development on the single-family homes located on the eastern and western sides of the site, the applicant will be installing Type "B" landscape screening along those areas. The applicant has also identified two options for waste disposal. Staff is recommending that they use the trash compactor for waste disposal, instead of the dumpsters located in the peripheral setback area. The landscape plan will need to be revised to include landscape screening around the compactor area.

MPC Action:                                      Approved

MPC Meeting Date: 3/8/2001

Details of MPC action:

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Utilizing the trash compactor for waste disposal, instead of the dumpsters located in the peripheral setback areas, and revising the landscape plan to include landscape screening around the compactor area.
4. Installation of landscaping as shown on the revised landscape plan within six months of the issuance of occupancy permit for this project.
5. Meeting all applicable requirements of the Knoxville City Arborist.

- 6. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. O-280-90).
- 7. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
- 8. A revised site plan reflecting the conditions of approval must be submitted to MPC staff for certification prior to obtaining any building permits.

With the conditions noted, this plan meets the requirements for approval of a Use-on-Review.

**Summary of MPC action:** APPROVE the development plan for up to 74 multi-family units subject to 8 conditions.

**Date of MPC Approval:** 3/8/2001

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:** 3/23/2001

### **LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** City Council

**Date of Legislative Action:** 4/17/2001

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:** Denied (Withdrawn)

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**