# CASE SUMMARY

## APPLICATION TYPE: USE ON REVIEW

File Number: 6-G-05-UR Related File Number: 6-SE-05-C

**Application Filed:** 5/9/2005 **Date of Revision:** 

Applicant: VILLA LAGO

Owner:



4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

## **PROPERTY INFORMATION**

General Location: West side of E. Governor John Sevier Hwy., south of Holbert Ln.

Other Parcel Info.:

Tax ID Number: 83 048 Jurisdiction: County

Size of Tract: 33.3 acres

Accessibility:

## **GENERAL LAND USE INFORMATION**

**Existing Land Use:** 

**Surrounding Land Use:** 

Proposed Use: Single family residential subdivision Density: 4.21 du/ac

Sector Plan: East County Sector Plan Designation:

Growth Policy Plan: Planned Growth Area

**Neighborhood Context:** 

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

Street:

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

#### ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)

Former Zoning:

Requested Zoning:

**Previous Requests:** 

**Extension of Zone:** 

**History of Zoning:** 

#### PLAN INFORMATION (where applicable)

**Current Plan Category:** 

**Requested Plan Category:** 

1/31/2007 01:22 PM Page 1 of 3

# SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Survevor:

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: Dan Kelly

APPROVE the request for up to 161 attached residential condominiums as shown on the development Staff Recomm. (Abbr.):

subject to 11conditions

Staff Recomm. (Full): 1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.

2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing

System within Knox County (Ord. 91-1-102).

3. Compaction of fill areas to be done in accordance with the requirements of the Knox County Dept. of

Engineering and Public Works.

4. Meeting all applicable requirements of the Knox County Department of Engineering and Public

5. Placing the Note A, dealing with construction within the depressed area, on the final plat. MPC staff

reserves the right to recommend changes to the text of this note prior to final plat approval.

6. Soil testing, by a qualified geotechnical engineer, of each proposed building site that is located within 50' of the depressed area

7. Review and approval of each building permit for dwellings to be located within 50' of the depressed

area by the Knox County Dept. of Engineering and Public Works

8. Provision of sight distance easements as required by the Knox county Dept. of Engineering and

Public Works

9. Meeting all applicable requirements and obtaining all required permits from the Tennessee Dept. of

Environment and Conservation.

10. All sidewalks are to be constructed as shown on the development plan. All sidewalk construction

must be ADA compliant

11. A revised site plan reflecting the conditions of approval must be submitted to MPC staff for review

and certification prior to issuance of any building permits.

Comments:

MPC Action: Approved MPC Meeting Date: 12/8/2005

**Details of MPC action:** 

- 1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
- 2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
- 3. Compaction of fill areas to be done in accordance with the requirements of the Knox County Dept. of Engineering and Public Works.
- 4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 5. Placing the Note A, dealing with construction within the depressed area, on the final plat. MPC staff reserves the right to recommend changes to the text of this note prior to final plat approval.
- 6. Soil testing, by a qualified geotechnical engineer, of each proposed building site that is located within 50' of the depressed area
- 7. Review and approval of each building permit for dwellings to be located within 50' of the depressed area by the Knox County Dept. of Engineering and Public Works
- 8. Provision of sight distance easements as required by the Knox county Dept. of Engineering and Public Works
- 9. Meeting all applicable requirements and obtaining all required permits from the Tennessee Dept. of Environment and Conservation.
- 10. All sidewalks are to be constructed as shown on the development plan. All sidewalk construction must be ADA compliant

11. A revised site plan reflecting the conditions of approval must be submitted to MPC staff for review

1/31/2007 01:22 PM Page 2 of 3 and certification prior to issuance of any building permits.

Summary of MPC action: APPROVE the request for up to 161 attached residential condominiums as shown on the development

subject to 11 conditions

**Date of MPC Approval:** 12/8/2005 **Date of Denial: Postponements:** 6/9/2005-11/10/2005

Date of Withdrawal: Withdrawn prior to publication?: ☐ Action Appealed?:

# LEGISLATIVE ACTION AND DISPOSITION

**Legislative Body:** Knox County Board of Zoning Appeals

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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

1/31/2007 01:22 PM Page 3 of 3