

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

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
4 0 0 M a i n S t r e e t
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

File Number: 6-SB-05-C **Related File Number:** 6-D-05-UR
Application Filed: 5/9/2005 **Date of Revision:**
Applicant: B. B. PROPERTIES
Owner: B. B. PROPERTIES

PROPERTY INFORMATION

General Location: Northwest side of Old Valley View Dr. at the western intersection of Old Valley View Dr. and Valley View Dr.
Other Parcel Info.:
Tax ID Number: 70 A B 3 & 4 **Jurisdiction:** City
Size of Tract: 5.65 acres
Accessibility: Access is via Old Valley View Dr., a local street with a 15' pavement width within a 35' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land
Surrounding Land Use: North: Vacant land / RP-1 (Planned Residential)
South: Multi-family residential / RP-1 (Planned Residential)
East: Single-family residential / RP-1 (Planned Residential)
West: Multi-family residential / RP-1 (Planned Residential)
Proposed Use: Attached and detached single-family subdivision **Density:** 3.36 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: B. B. Properties
Surveyor: Batson, Himes, Norvell & Poe
No. of Lots Proposed: 19 No. of Lots Approved: 19
Variances Requested: None
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 8 conditions
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 names which are consistent with the Uniform Street Naming and Addressing System within Knoxville (City Ord. 0-280-90).
3. Prior to final plat approval, establishing a greenway easement along the ridge line at the northern side of the property, if required by the Knoxville Greenways Coordinator.
4. Meeting all applicable requirements of the Knoxville Engineering Division.
5. Place a note on the final plat that all lots will have access only to the internal street system.
6. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of drainage system and all common areas.
7. Meeting all requirements of the approved use on review development plan.
8. 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.

Comments: The applicant is proposing to subdivide this 5.65 acre tract into 19 lots at a density of 3.36 du/ac. The existing residence will remain on one of the proposed lots. The remaining 18 lots will be developed as an attached single-family development. Access to the development is from Old Valley View Dr. at a location that is approximately 130' east of the intersection of Old Valley View Dr. and Valley View Dr.

The Knox County Parks Plan identifies a greenway along the ridgeline that is located along the northern side of the property. Staff is recommending a condition that a greenway easement be established in this area if required by the Knoxville Greenways Coordinator.

MPC Action: Approved MPC Meeting Date: 6/9/2005

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 names which are consistent with the Uniform Street Naming and Addressing System within Knoxville (City Ord. 0-280-90).
3. Prior to final plat approval, establishing a greenway easement along the ridge line at the northern side of the property, if required by the Knoxville Greenways Coordinator.
4. Meeting all applicable requirements of the Knoxville Engineering Division.
5. Place a note on the final plat that all lots will have access only to the internal street system.
6. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of drainage system and all common areas.
7. Meeting all requirements of the approved use on review development plan.
8. 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.

Summary of MPC action: APPROVE the Concept Plan subject to 8 conditions

Date of MPC Approval: 6/9/2005 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: