

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-SE-05-C **Related File Number:** 6-G-05-UR
Application Filed: 5/9/2005 **Date of Revision:**
Applicant: VILLA LAGO
Owner: PAUL B. SMIDDY BUILDING AND DEVELOPMENT

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: Access is via E. Governor John Sevier Hwy. a three lane arterial street at this location.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: The surrounding property is zone A agricultural and F-1 Floodway. Development in the area consists of detached single family dwellings. The Holston River forms the northwestern boundary of the site.
Proposed Use: Attached residential condominium development **Density:** 4.84du/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:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Holston Towne formerly Villa Lago
Surveyor: C2RL, Inc.
No. of Lots Proposed: 1 **No. of Lots Approved:** 0
Variances Requested: None
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Dan Kelly
Staff Recomm. (Abbr.): WITHDRAW because concept plan approval is no longer needed because the proposed project has changed from a subdivision to a condominium development

Staff Recomm. (Full):

Comments: The applicant is now proposing to develop a 161 unit condominium project on this 33.3 acre site. Previously, the plan that staff had to review was a 118 lot single family subdivision. The property is being proposed to be developed at 4.84 dwellings per acre. With the change to a condominium development, all roads within the development will be owned and maintained by the homeowners association.

A large depression is located on the site. In order to develop within the depress area the applicant will be required to have a qualified geotechnical engineer certify the suitability and stability of each building site. This will necessitate that intensive soil testing be completed before grading and building permits can be issued. The Knox County Dept. of Engineering and Public Works will have to review and approve the issuance of each building permit for any structure that will be located within 50' of the depressed area.

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

1. The proposed subdivision will have minimal impact on local services since all utilities are in place to serve this site.
2. The proposed condominium development is consistent in use and density with the recent zoning of the site.
3. Access to this project will be limited to John Sevier Hwy. via the internal road system of the project.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed condominium development meets the standards for development within the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinances.
2. The proposed development is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.
3. The recommended density of this site is 1-5 dwellings per acre. The proposed 4.84 du/ac is within the permitted zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The South County Sector Plan identifies this property as low density residential with a maximum density of 5 du/ac. The PR zoning approved for this site allows a density up to 5 du/ac. which is consistent with the Sector Plan and the other development found in the area.

MPC Action: Denied (Withdrawn)

MPC Meeting Date: 12/8/2005

Details of MPC action:

Summary of MPC action: WITHDRAW because concept plan approval is no longer needed because the proposed project has changed from a subdivision to a condominium development
Date of MPC Approval: **Date of Denial:** **Postponements:** 6/9/2005-11/10/2005
Date of Withdrawal: 12/8/2005 **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:
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:**