

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-SF-01-C **Related File Number:** 6-T-01-UR
Application Filed: 5/14/2001 **Date of Revision:**
Applicant: HUGH NEIL / JOHN CARLTON
Owner: HUGH NEIL

PROPERTY INFORMATION

General Location: North side LaVillas Dr., north of Valley View Dr.
Other Parcel Info.:
Tax ID Number: 59 O B 9 **Jurisdiction:** City
Size of Tract: 9.87 acres
Accessibility: Access is via La Villas Dr., a local street with a pavement width of 26' within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use: Property in the area is zoned RP-1, R-1A and R-1 residential. Located immediately south of the site is the existing portion of Valleytown Village which contains approximately 50 attached single family residences. Other development in the area consists of detached single family dwellings.
Proposed Use: Attached single family residential development **Density:** 3.54 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: La Villas at Valleytown Village
Surveyor: LeMay & Associates
No. of Lots Proposed: 34 **No. of Lots Approved:** 0
Variances Requested: 1. Cul-de-sac transition radius from 75' to 25' at the end of La Villas Dr.
2. Horizontal curve radius from 250' to 100' at sta. 1+50 of La Villas Dr (extended)
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge:

Staff Recomm. (Abbr.): APPROVE variances 1 & 2 because of topography and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 9 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Dept.
2. Prior to commencing grading on this site, the applicant will provide staff with a letter from KUB stating that adequate potable water, wastewater and electrical service can be provided to this site.
3. Prior to commencing grading on this site, Obtain an off site drainage easement from the property owner along the eastern boundary of this site per the requirements of the Knoxville City Engineer.
4. All grading being confined to this site only. No disturbance of any adjoining property may be undertaken without the approval of the owners of the effected property.
5. Maintaining the existing detention basin on this site throughout the construction process.
6. Provision of street and subdivision names consistent with the Uniform Street Naming and Addressing System in Knoxville (Ord. 0-280-90).
7. Meeting all applicable requirements of the Knoxville City Engineer.
8. Meeting all requirements of the approved use on review development plan.
9. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC Staff.

Comments: The proposal is to divide a 9.6 acre site into 34 lots for attached single family residential use. The existing Valleytown Village development already contains approximately 50 attached dwellings. This is a wooded, steeply sloping site. The applicants propose to extend La Villas Dr., a public street, by approximately 370'. To extend the street will require extensive cuts into the slope. In addition to extending the public street, a new joint permanent easement is proposed to serve a number of the units. It will extend across the slope of the hillside which will lessen the grade of the easement.

In order to get a good handle on the grading and revegetation of the site, staff is requiring a species specific landscaping plan to be prepared by a registered landscape architect. In addition, we will require the landscaping be installed in areas not impacted by the actual building of dwellings within a short time after the roads and utilities are in place. Before any grading can take place on this site, the applicants will have to obtain an off-site drainage easement from the adjoining property owner that will be most impacted by this development.

The developers and staff have addressed the issues raised by the current homeowners in Valleytown Village. This new development will have a different name and their own homeowners association. Underground electrical service will be required. The applicant is to submit color renderings of the proposed units to demonstrate compatibility with the existing dwellings as to color and building materials.

MPC Action: Approved **MPC Meeting Date:** 8/9/2001

Details of MPC action:

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Summary of MPC action: APPROVE variances 1 &2 because of topography and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 9 conditions

Date of MPC Approval: 8/9/2001 **Date of Denial:** **Postponements:** 6/14/01-7/12/01

Date of Withdrawal: **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: