# **CASE SUMMARY**

## APPLICATION TYPE: USE ON REVIEW

File Number: 6-T-01-UR Related File Number: 6-SF-01-C

**Application Filed:** 5/16/2001 **Date of Revision:** 

Applicant: HUGH NEIL / JOHN CARLTON

Owner:



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

## **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:

## GENERAL LAND USE INFORMATION

**Existing Land Use:** 

**Surrounding Land Use:** 

Proposed Use: Attached residential development Density: 3.75 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:** 

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# 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:

Staff Recomm. (Abbr.): APPROVE the development plan for up to 34 attached single family residential dwellings on individual

lots subject to 8 conditions

Staff Recomm. (Full):

1. Meeting all requirements of the approved concept plan.

2. Provision of underground electrical service to the entire development.

3. Establishment of a homeowners association for the La Villas at Valleytown for the purpose of assessing fees for the maintenance of the exterior of the dwellings, grounds and other commonly held assets.

4. Prior to commencing any grading on this site, provide MPC staff color renderings of the proposed dwelling units which depict color and building material compatibility with the existing dwellings in Vallevtown Village.

5. Prior to commencing any grading on this site provide MPC staff with a species specific landscaping plan for review and approval. This plan is to be prepared by a registered landscape architect.

6. Installation of landscaping in the areas of the site that will not be directly impacted by the construction of the dwelling units within 60 days after the completion of the installation of utilities and road construction. All remaining landscaping is to be installed incrementally as each unit is completed or within 6 months of the issuance of the occupancy permit for each unit.

7. A revised site plan reflecting the conditions of approval must be submitted to MPC prior to issuance of any grading permits

8. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the RP-1 District and the other criteria for approval of a Use on Review.

Comments:

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

**Details of MPC action:** 

- 1. Meeting all requirements of the approved concept plan.
- 2. Provision of underground electrical service to the entire development.
- 3. Establishment of a homeowners association for the La Villas at Valleytown for the purpose of assessing fees for the maintenance of the exterior of the dwellings, grounds and other commonly held assets.
- 4. Prior to commencing any grading on this site, provide MPC staff color renderings of the proposed dwelling units which depict color and building material compatibility with the existing dwellings in Valleytown Village.
- 5. Prior to commencing any grading on this site provide MPC staff with a species specific landscaping plan for review and approval. This plan is to be prepared by a registered landscape architect.
- 6. Installation of landscaping in the areas of the site that will not be directly impacted by the construction of the dwelling units within 60 days after the completion of the installation of utilities and road construction. All remaining landscaping is to be installed incrementally as each unit is completed or within 6 months of the issuance of the occupancy permit for each unit.
- 7. A revised site plan reflecting the conditions of approval must be submitted to MPC prior to issuance of any grading permits
- 8. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the RP-1 District and the other criteria for approval of a Use on Review.

**Summary of MPC action:** APPROVE the development plan for up to 34 attached single family residential dwellings on individual lots subject to 8 conditions

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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:

**Effective Date of Ordinance:** 

**Date of Legislative Appeal:** 

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