CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 7-D-01-UR Related File Number:

Application Filed: 6/11/2001 **Date of Revision:**

Applicant: FORTUNE DEVELOPMENT, LLC

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 of Valley View Dr., east side of Saylor Ct.

Other Parcel Info.: Withdrew Concept 7-SE-01-C

Tax ID Number: 70 A B 21, 22 & PART OF 20 Jurisdiction: City

Size of Tract: 12.4 acres

Accessibility: Access is via Saylor Ct., a local street with a pavement width of 19' within a right-of-way that varies

between 40' at the northern end and approximately 65' at the southern end. The property also fronts on Valley View Dr., a minor collector street with a pavement width of 20' within a 36' to 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Attached residential condominium development Density: 4.03 du/ac

Sector Plan: East City Sector Plan Designation:

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This site is located in an area of single-family residential development, a middle school and a public golf

course.

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

Street: 3201 Valley View Dr

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: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

1/31/2007 01:57 PM Page 1 of 3

Requested Plan Category:

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: TPB

APPROVE the development plan for up to 50 multi-family units subject to 8 conditions.

Staff Recomm. (Full):

Staff Recomm. (Abbr.):

- 1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
- 2. Meeting all applicable requirements of the Knoxville Department of Engineering.
- 3. Obtaining a final plat approval for recombination of the existing three lots (Tax parcels 20, 21 and 22) into two lots (condominium development lot and single-family lot).
- 4. Installation of landscaping as shown on the landscape plan within six months of the issuance of occupancy permit for this project.
- 5. Meeting all applicable requirements of the Knoxville City Arborist.
- 6. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. O-280-90).
- 7. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
- 8. A revised site plan reflecting the conditions of approval must be submitted to MPC staff for certification prior to obtaining any building permits.

With the conditions noted, this plan meets the requirements for approval of a Use-on-Review.

Comments:

The applicant is proposing to develop a 50 unit multi-family project (condominiums) on 12.4 acres at an overall density of 4.03 du/ac. Access to the site will be from Saylor Ct. with one access located near the center of the site serving 46 units, and the second access near Valley View Dr., serving four units. The RP-1 Zoning was approved for the entire site in the 1970's with a maximum density of 12 du/ac. The Knoxville One Year Plan designates the southern portion (65%) of the site as MDR (Medium Density Residential) which allows densities up to 24 du/ac. The rear portion of the site is designated as OS (Open Space), primarily due to steep slopes. Utilizing only the acreage designated as MDR in the One Year Plan (8.12 acres), the density for the project would be 6.16 du/ac. Under both the zoning and One Year Plan, the proposed development falls well below the density limitations. The applicant is not building within the OS area for the one year plan.

In order to reduce the impact of the development on the single-family homes located on the southeastern side of the site, the applicant will be installing Type "B" landscape screening along that area. The applicant will be required to file for a final plat approval for recombination of the existing three lots (Tax parcels 20, 21 & 22) into two lots (condominium development lot and single-family lot). Due to the narrow right-of-way for Valley View Dr., a right-of-way dedication will be required in order to meet the minor collector street requirements. The site plan will have to be modified, shifting the front four units far enough from Valley View Dr. to allow them to meet the setback requirements.

MPC Action: Approved

MPC Meeting Date: 7/12/2001

Details of MPC action:

- 1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
- 2. Meeting all applicable requirements of the Knoxville Department of Engineering.
- 3. Obtaining a final plat approval for recombination of the existing three lots (Tax parcels 20, 21 and 22) into two lots (condominium development lot and single-family lot).
- 4. Installation of landscaping as shown on the landscape plan within six months of the issuance of occupancy permit for this project.
- 5. Meeting all applicable requirements of the Knoxville City Arborist.
- 6. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. O-280-90).

1/31/2007 01:57 PM Page 2 of 3

- 7. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
- 8. A revised site plan reflecting the conditions of approval must be submitted to MPC staff for certification prior to obtaining any building permits.

With the conditions noted, this plan meets the requirements for approval of a Use-on-Review.

Summary of MPC action: APPROVE the development plan for up to 50 multi-family units subject to 8 conditions.

Date of MPC Approval: 7/12/2001 Date of Denial: Postponements:

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:

1/31/2007 01:57 PM Page 3 of 3