

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

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

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File Number: 8-E-07-UR
Application Filed: 7/2/2007
Applicant: BILL FULGHUM

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Northwest side of Carmichael Rd., southwest side of Valley Vista Rd.
Other Parcel Info.:
Tax ID Number: 104 109 & PART OF 103 12003 **Jurisdiction:** County
Size of Tract: 21.3 acres
Accessibility: Access is via Valley Vista Rd., a proposed three lane collector street with a 70' right-of-way with access to Hardin Valley Rd. and Carmichael Rd.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Attached Residential Development **Density:** 4.69 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** MDR & SLPA
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The site is located in a transitional area with low density residential uses to the south and west, and commercial areas that are under development to the north and east.

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

Street: Valley Vista Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) / TO (Technology Overlay)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: The property was rezoned to PR (Planned Residential) at a density of up to 12 du/ac by Knox County Commission on February 26, 2007.

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

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: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the development plan for up to 100 attached residential units subject to the following 10 conditions

- Staff Recomm. (Full):
1. Connecting the development to sanitary sewer, as well as meeting other applicable requirements of the Knox County Health Department.
 2. Valley Vista Rd. shall be constructed to a standard acceptable to the Knox County Department of Engineering and Public Works and opened for public use prior to a certificate of occupancy being issued for any residential units.
 3. Obtaining off-site drainage easements if required by the Knox County Department of Engineering and Public Works.
 4. Revising the development plan prior to obtaining a grading permit, to incorporate a sidewalk or trail system within the development that will connect with the sidewalk system that is being developed within the Vista Dei Monte planned commercial development, subject to review and approval by Planning Commission and County Engineering Staff.
 5. Revising the development plan prior to obtaining a grading permit, to provide a useable back yard for all units, subject to review and approval by Planning Commission and County Engineering Staff.
 6. Revising the development plan prior to obtaining a grading permit, to relocate the 5 parking spaces between units 57 and 58 to another location within the loop road around units 61 - 82, subject to review and approval by Planning Commission and County Engineering Staff.
 7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 8. Certification by a registered land surveyor or engineer that 400' of site distance can be achieved in both directions along Valley Vista Rd. at the proposed driveway cut prior to a building permit being issued for this development.
 9. Installing all landscaping, as shown on the landscape plan, within six months of issuance of occupancy permits for the project, or posting a bond with the Knox County Department of Engineering and Public Works, to guarantee such installation. Landscaping at all intersections shall be install so as not to interfere with the sight triangles and visibility along public streets.
 10. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted above, this request meets all requirements of the PR (Planned Residential) zoning district, as well as other criteria for approval of a use on review.

Comments: The applicant is proposing to develop this 21.3 acre parcel with 100 attached residential units at a density of 4.69 du/ac. The development will be served by private driveways with access to Valley Vista Rd., a proposed public collector street that is currently under construction. Valley Vista Rd. will connect to both Hardin Valley Rd. and Carmichael Rd. There will be no direct access from the development onto Carmichael Rd. Staff has recommended a condition that Valley Vista Rd. be constructed to a standard acceptable to the Knox County Department of Engineering and Public Works and opened for public use prior to a certificate of occupancy being issued for any residential units within this development.

The Traffic Impact Study that was prepared by Site, Inc. for the Vista Dei Monte Subdivision accounted for the residential development on this site. The street improvements recommended by that study for Carmichael Rd. and Pellissippi Parkway, and approved as conditions of approval for the subdivision, will mitigate the impact of the residential development.

Staff is recommending three revisions to the proposed development plan. The first revision is to incorporate a sidewalk or trail system for the residents that will also connect with the sidewalk system that is being developed within the Vista Dei Monte planned commercial development. The second

revision is to provide a useable back yard for all units. While the majority of the units have a useable backyard area, there are a few units that will require some grading changes to provide the space. A revision is also needed to the proposed guest parking areas. The 5 parking spaces located between units 57 and 58 will create a sight distance problem at the intersection and should be located within the loop road around units 61 - 82. It should also be noted that due to the steep slopes around some of the units, retaining walls may be required by Knox County Engineering Staff during the review of the detailed plans for grading and drainage.

While the site is located within the TO (Technology Overlay) zoning district, the proposed residential development is not subject to review by the Tennessee Technology Corridor Development Authority.

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

1. Valley Vista Rd is being constructed as a collector street and will have adequate capacity for the proposed facility.
2. With the recent improvements to Hardin Valley Rd. and the proposed improvements recommended by the traffic study for Carmichael Rd., there will be adequate road capacity to handle the traffic generated by this development.
3. Public water and sewer utilities are available to serve the development.

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

1. With the recommended conditions, the proposed attached residential 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 substantial additional traffic through residential areas. Since Carmichael Rd. is classified as a minor collector street, it is expected to move traffic to and through the area.
2. The proposal meets all requirements for approval of a attached residential development in the PR (Planned Residential) zoning district.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan proposes medium density residential uses. With a density of 4.69 du/ac, the proposed attached residential development is consistent with the sector plan.
2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action:

Approved

MPC Meeting Date: 8/9/2007

Details of MPC action:

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With the conditions noted above, this request meets all requirements of the PR (Planned Residential) zoning district, as well as other criteria for approval of a use on review.

Summary of MPC action: APPROVE the development plan for up to 100 attached residential units subject to the following 10 conditions

Date of MPC Approval: 8/9/2007

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Board of Zoning Appeals

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: