

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

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www.knoxmpc.org

File Number: 8-SA-14-C **Related File Number:** 8-D-14-UR
Application Filed: 6/27/2014 **Date of Revision:**
Applicant: SONOMA PARK

PROPERTY INFORMATION

General Location: South side of Valley View Dr., west side of Knox Ln.
Other Parcel Info.:
Tax ID Number: 70 B F 002 **Jurisdiction:** City
Size of Tract: 7.25 acres
Accessibility: Access is via Valley View Dr., a minor collector street with a 20' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Residences / RP-1 (Planned Residential)
South: Residences / R-1 (Low Density Residential)
East: Residences and church / R-1 (Low Density Residential)
West: Residences / R-1 (Low Density Residential)
Proposed Use: Detached Residential Subdivision **Density:** 4.55 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: 3707 Knox Ln
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: Sonoma Park

No. of Lots Proposed: 33 No. of Lots Approved: 33

Variations Requested:

1. Edge of pavement transition radius variance for turnaround areas from 20' to 19.5' and 19.2' as shown on concept plan.
2. Edge of pavement corner radius variance at the intersection of Road A and B from 25' to 24.5' as shown on the concept plan.
3. Variance from the public street pavement standards to accept the existing as-built conditions of the subgrade, base stone and binder for the two Joint Permanent Easements (JPE's).

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 variances 1-3 because the existing as-built conditions were not verified during construction and the proposed variances will not create a traffic hazard.

APPROVE the concept plan subject to 7 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville (City Ord. 0-280-90).
3. The asphalt pavement surface course for the JPE's shall consist of "D" mix with a minimum thickness of 1.5 inches.
4. Meeting all applicable requirements of the Knoxville Engineering Division.
5. Placing a note on the final plat that all lots will have access only to the internal street system.
6. Listing the approved setbacks on the final plat.
7. Prior to final plat approval establish a homeowners association for the purpose of assessing and collecting fees for the maintenance of the joint permanent easements and any other commonly held assets such as the common area and stormwater system.

Comments: The applicant is proposing to develop this 7.25 acre tract as a residential subdivision with 33 detached dwelling units at a density of 4.55 du/ac. Access to the development will be from Valley View Dr. The subdivision will be served by Joint Permanent Easements (JPE's) meeting public street design standards, except for pavement standards.

The Planning Commission recommended approval of a rezoning of this property to RP-1 (Planned Residential) at a density of up to 5.99 du/ac on December 8, 2005 (12-F-05-RZ). The rezoning request was approved by Knoxville City Council on January 17, 2006. The applicant received a use-on-review approval from the Planning Commission on May 11, 2006 for a residential condominium development with 43 attached dwelling units at a density of 5.93 du/ac. A concept plan approval was granted on December 14, 2006 to establish individual lots for each residential unit. While most of the infrastructure for the subdivision has been completed, the concept plan expired before a final plat was approved and recorded.

Action: Approved

Meeting Date: 8/14/2014

Details of Action:

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville (City Ord. 0-280-90).
3. The asphalt pavement surface course for the JPE's shall consist of "D" mix with a minimum thickness of 1.5 inches.
4. Meeting all applicable requirements of the Knoxville Engineering Division.
5. Placing a note on the final plat that all lots will have access only to the internal street system.
6. Listing the approved setbacks on the final plat.
7. Prior to final plat approval establish a homeowners association for the purpose of assessing and collecting fees for the maintenance of the joint permanent easements and any other commonly held

assets such as the common area and stormwater system.

Summary of Action: APPROVE variances 1-3 because the existing as-built conditions were not verified during construction and the proposed variances will not create a traffic hazard.
APPROVE the concept plan subject to 7 conditions.

Date of Approval: 8/14/2014 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Chancery Court

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:**