



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
USE ON REVIEW REPORT**

▶ **FILE #:** 11-C-06-UR **AGENDA ITEM #:** 87
 POSTPONEMENT(S): 11/9/2006 **AGENDA DATE:** 12/14/2006

▶ **APPLICANT:** **DAMON FALCONNIER**
 OWNER(S): WEST PARK BAPTIST CHURCH

TAX ID NUMBER: 93 H A 00201
 JURISDICTION: City Council District 3

▶ **LOCATION:** **North side of Matlock Dr., southwest of Ball Camp Pike**

▶ **APPX. SIZE OF TRACT:** **1 acres**

SECTOR PLAN: Northwest City
 GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Matlock Dr., a local street with 19' of pavement within a 50' right of way.

UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board

▶ **ZONING:** **RP-1 (Planned Residential)**

▶ **EXISTING LAND USE:** **Residence**

▶ **PROPOSED USE:** **5-unit condominium**

HISTORY OF ZONING: Rezoned to RP-1 (5 du/ac) 9-C-06-RZ

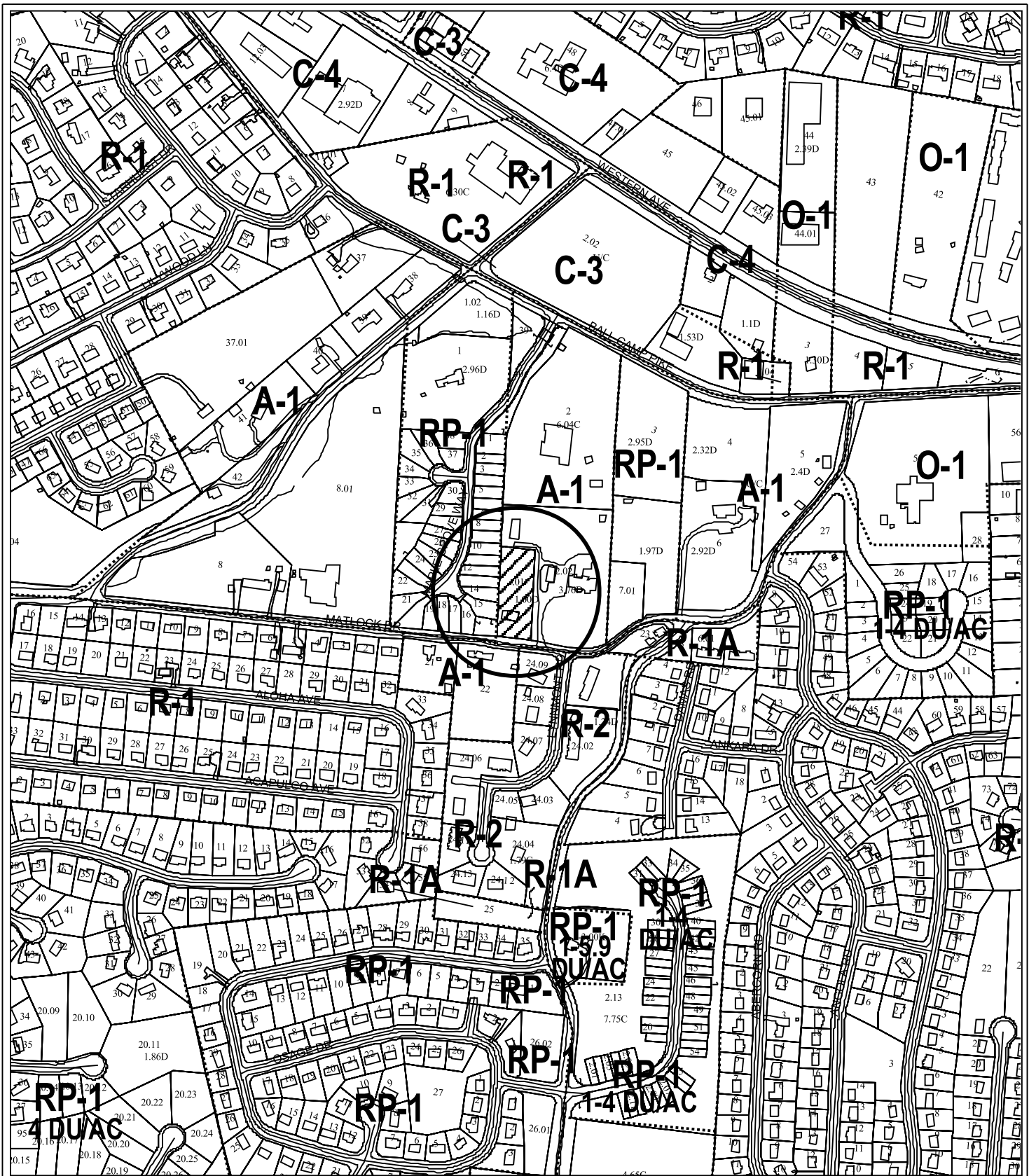
SURROUNDING LAND USE AND ZONING:
 North: Residence / A-1 (Agriculture)
 South: Apartments & Detached Dwellings / R-2 (General Residential) & A-1 (Agriculture)
 East: Detached Dwellings & Vacant / A-1 (Agriculture) & RP-1 (Planned Residential)
 West: Condominiums / RP-1 (Planned Residential)

NEIGHBORHOOD CONTEXT: This site is in an area of apartments, townhouses and detached housing that has developed under R-1, RP-1, R-1A, R-2 and A-1 zones.


STAFF RECOMMENDATION:

▶ **WITHDRAW at the request of the applicant.**

MPC's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



11-C-06-UR
USE ON REVIEW

 5-unit condominium in RP-1 (Planned Residential)

Original Print Date: 10/26/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Damon Falconnier

Map No: 93

Jurisdiction: City



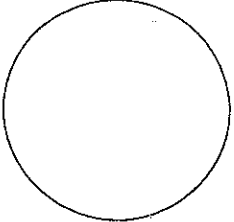
V-101

ISSUE DATE: 09/27/06
REVISED: 10/27/06
DRAWN BY: OHT
CHECKED BY: DAF
CAD FILE: 8055 Prelim Site

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CONCEPT PLAN
Villas at Matlock
5527 MATLOCK ROAD
KNOXVILLE, TN 37921
Property Zoned:
RP-1/(5) DU/AC
SITE AREA: (1) ACRE

FALCONNER
DESIGN COMPANY
4622 Chambliss Avenue
Knoxville, TN 37919
Phone 865.584.7868
Fax 865.584.9139
falco@falco.com
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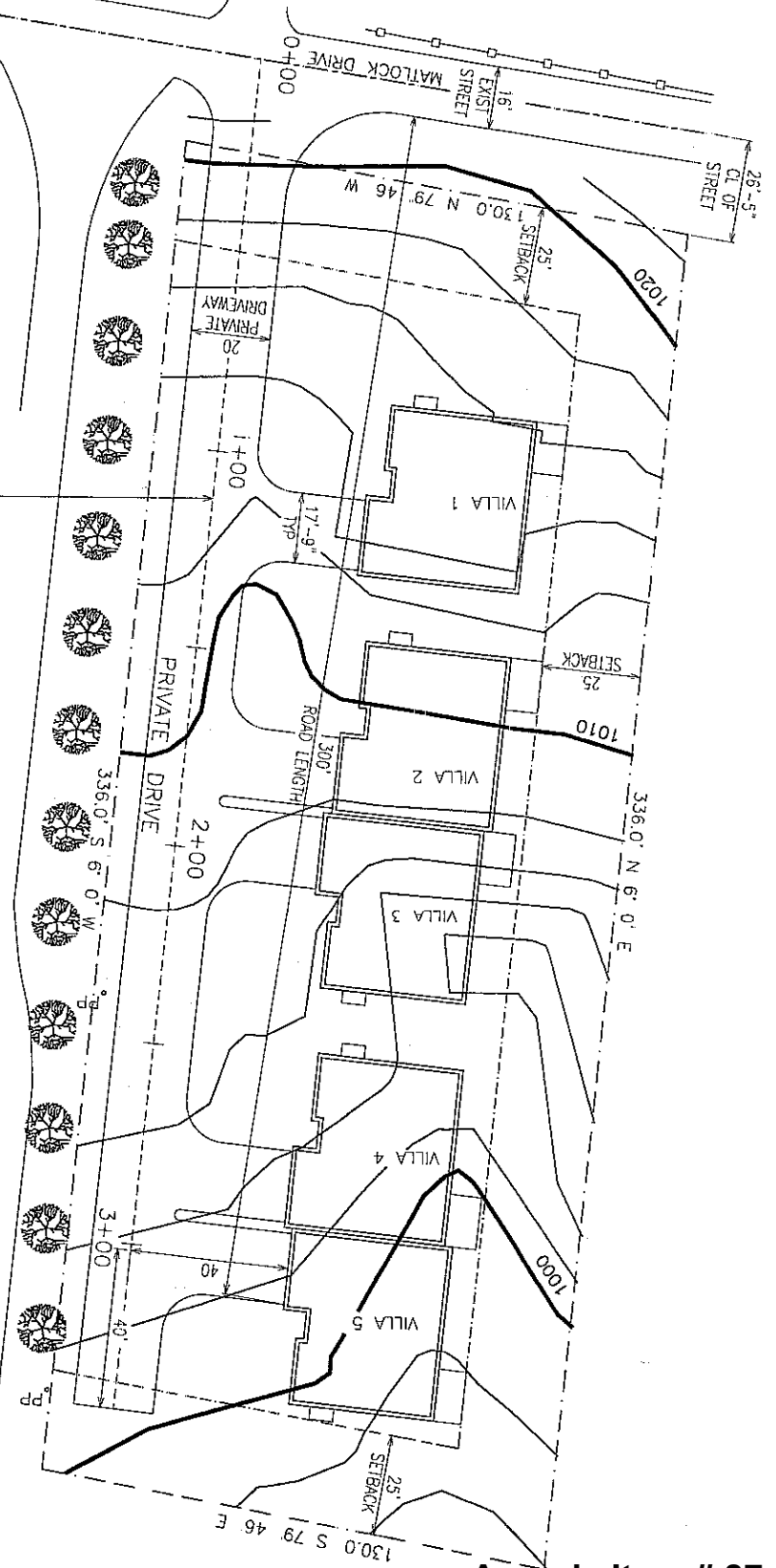
1
PROPOSED SITE LAYOUT PLAN
1" = 30'-0"

REVISED
11-C-06-WR
10/27/06

SITE AREA: 43,560 (1 ACRE)
TOTAL IMPERVIOUS AREA: 18,029 S.F.
BUILDINGS: 1,914 S.F. x 5 = 9,570
PAVEMENT: 8,980 S.F.

PRIVATE DRIVE
VERTICAL CURVE
LINE

EXISTING
FIRE
HYDRANT



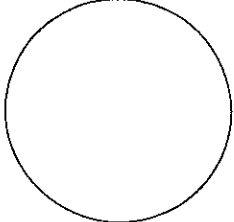
V-102

ISSUE DATE: 10/27/06
REVISION: 1
DRAWN BY: GHF
CHECKED BY: DAF
CAD FILE: 6055 Platinm S16

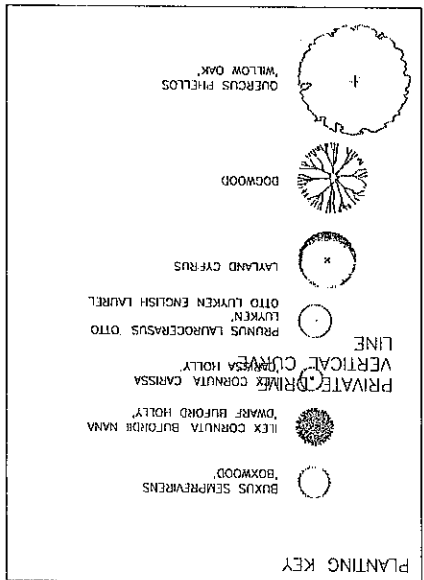
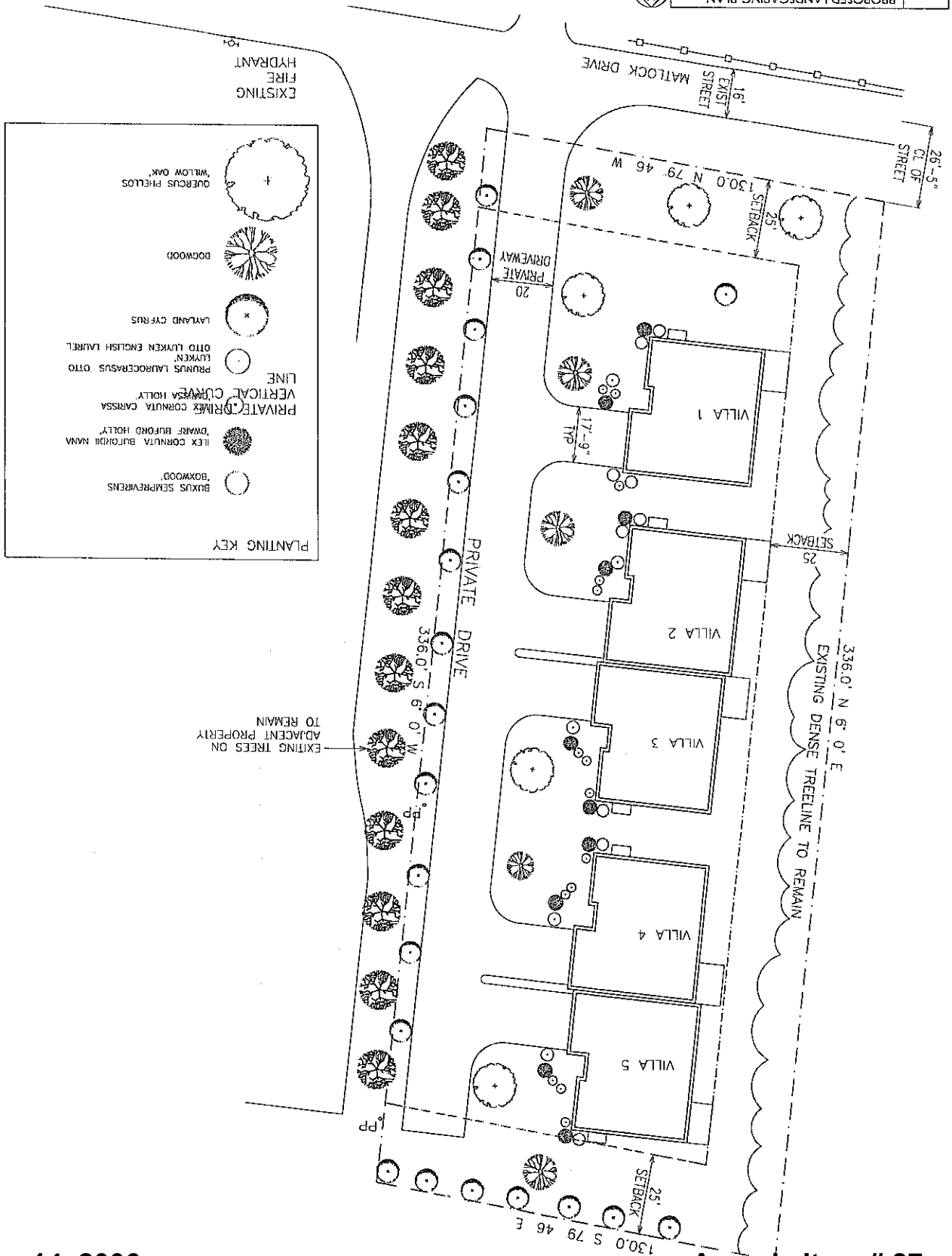
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CONCEPT PLAN
Villas at Matlock
Condominiums
5527 MATLOCK ROAD
KNOXVILLE, TN 37921
Property Zoned:
RP-1/(5) DU/AC
SITE AREA: (1) ACRE

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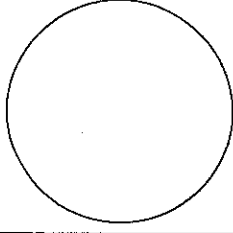
1
PROPOSED LANDSCAPING PLAN
1" = 30'-0"





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STREET ELEVATION AND
SITE DISTANCE &
TIE-DOWN DIAGRAM

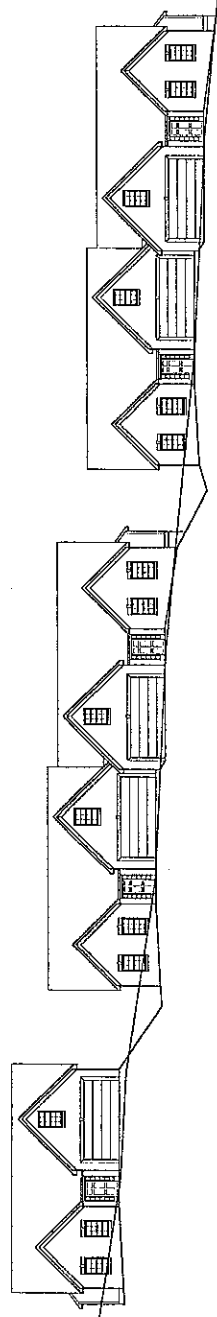
CONCEPT PLAN

Villas at Matlock
Condominiums
5527 MATLOCK DR.
KNOXVILLE, TN
37921

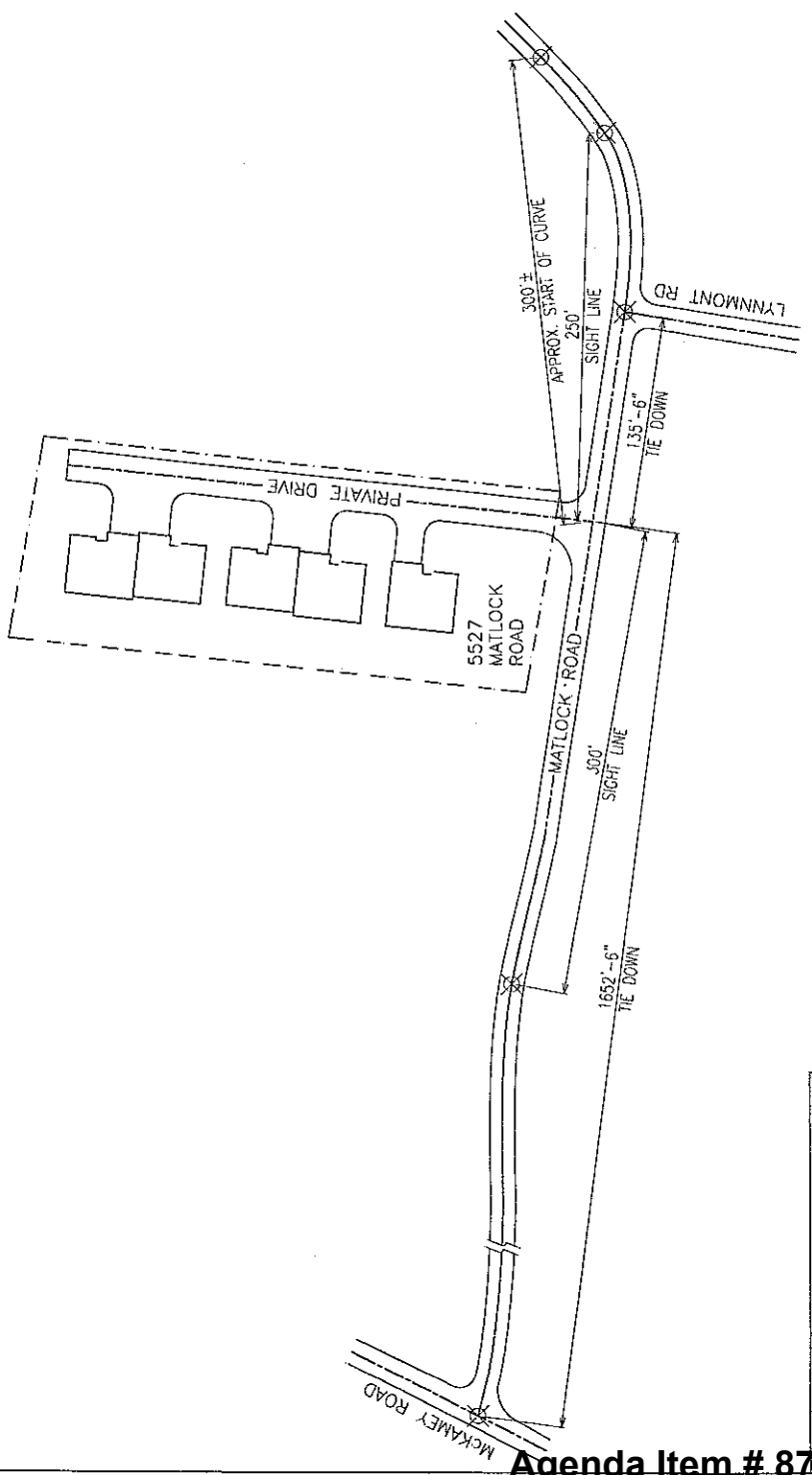
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ISSUE DATE: 09/27/06
REVISED: 10/27/06
DRAWN BY: CHF
CHECKED BY: DAF
CAD FILE: 6055 Prelim Site

V-103



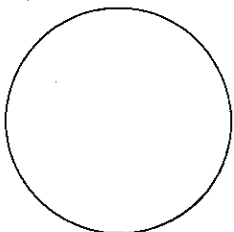
1 DEVELOPMENT ELEVATION AT PRIVATE DRIVE
1" = 25'-0"



2 STREET DISTANCE & TIE DOWN DIAGRAM
1" = 80'-0"

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VERTICAL CURVE
AT PRIVATE DRIVE

CONCEPT PLAN

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Condominiums
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37921

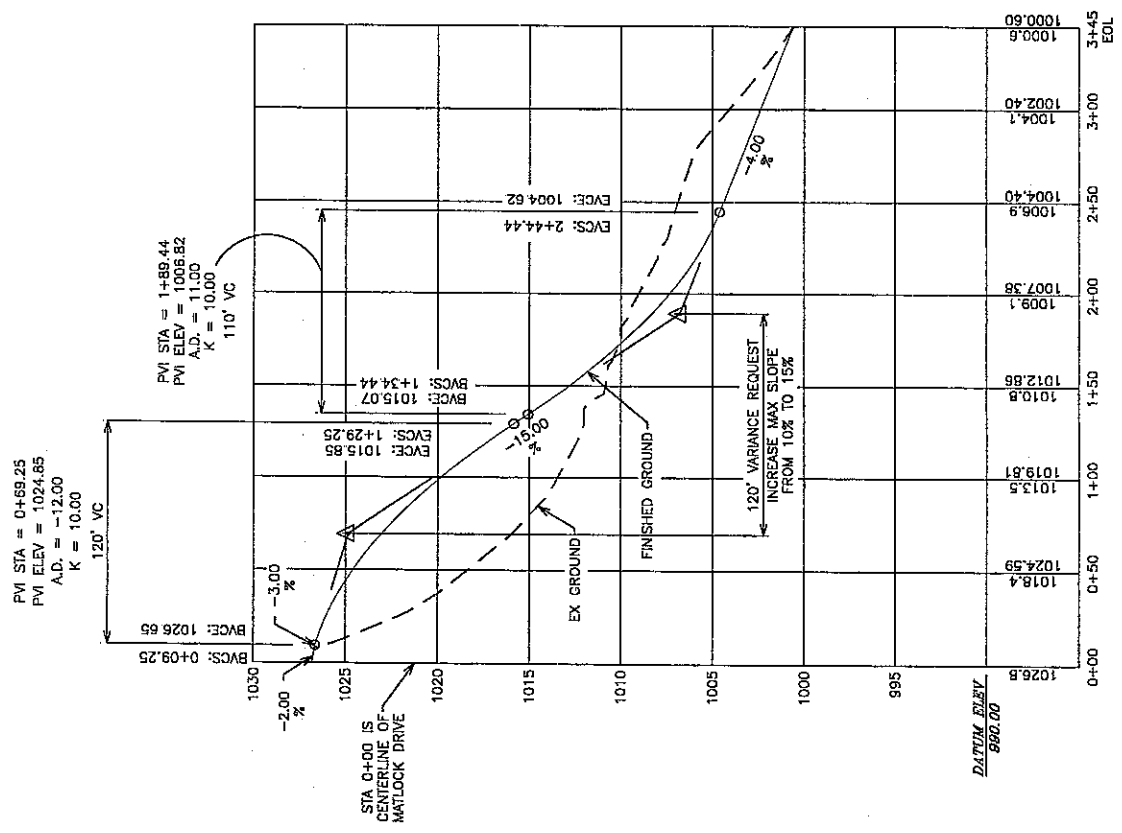
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ISSUE DATE: 10/27/06
REVISION: ~
DRAWN BY: DWF
CHECKED BY: DWF
CAD FILE: Matlock Road Site

V-104

CONCEPT PLAN VARIANCE REQUESTS BASED ON KNOXVILLE/KNOX COUNTY MINIMUM SUBDIVISION REGULATIONS:

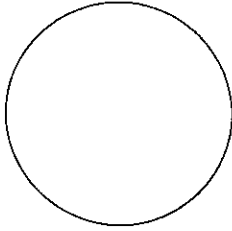
1. LOCAL STREET GRADES 62-60.7 INCREASE MAXIMUM SLOPE OF LOCAL STREET GRADES FROM 10% (MAX) TO 15% (MAX) FOR A MAXIMUM LINEAR DISTANCE OF 120'-0"
2. VERTICAL CURVES 62-72. DECREASE MAXIMUM "K" VALUE FROM (25) TO (10)





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FLOOR PLANS &
ELEVATIONS

CONCEPT PLAN

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KNOXVILLE, TN
37921

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CAD FILE: 605 TSO V06r06ns

A-101

