



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
SUBDIVISION REPORT - CONCEPT**

▶ **FILE #:** 12-SG-06-C

AGENDA ITEM #: 22

AGENDA DATE: 12/14/2006

▶ **SUBDIVISION:** SONOMA PARK
▶ **APPLICANT/DEVELOPER:** SONOMA PARK PARTNERS, LLC
OWNER(S): SONOMA PARK PARTNERS, LLC

TAX IDENTIFICATION: 70 B F 2
JURISDICTION: City Council District 4
▶ **LOCATION:** South side of Valley View Dr., west side of Knox Ln.
SECTOR PLAN: East City
GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

▶ **APPROXIMATE ACREAGE:** 7.25 acres

▶ **ZONING:** RP-1 (Planned Residential)
▶ **EXISTING LAND USE:** Vacant land
▶ **PROPOSED USE:** Attached residential subdivision
SURROUNDING LAND USE AND ZONING: 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)

▶ **NUMBER OF LOTS:** 43
SURVEYOR/ENGINEER: Cannon & Cannon
ACCESSIBILITY: Access is via Valley View Dr., a minor collector street with a 20' pavement width within a 40' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**

STAFF RECOMMENDATION:

- ▶ **APPROVE the concept plan subject to 10 conditions.**
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. Meeting all applicable requirements of the Knoxville Engineering Division.
 4. Installation of landscaping as shown on the development plan within six months of the issuance of occupancy permits for this project.
 5. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
 6. Meeting all conditions of the use-on-review approval (5-N-06-UR).
 7. Placing a note on the final plat that all lots will have access only to the internal street system.
 8. Listing the approved setbacks on the final plat.
 9. 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 areas shown on the concept plan and for the payment of the property taxes on these commonly held assets.

10. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.

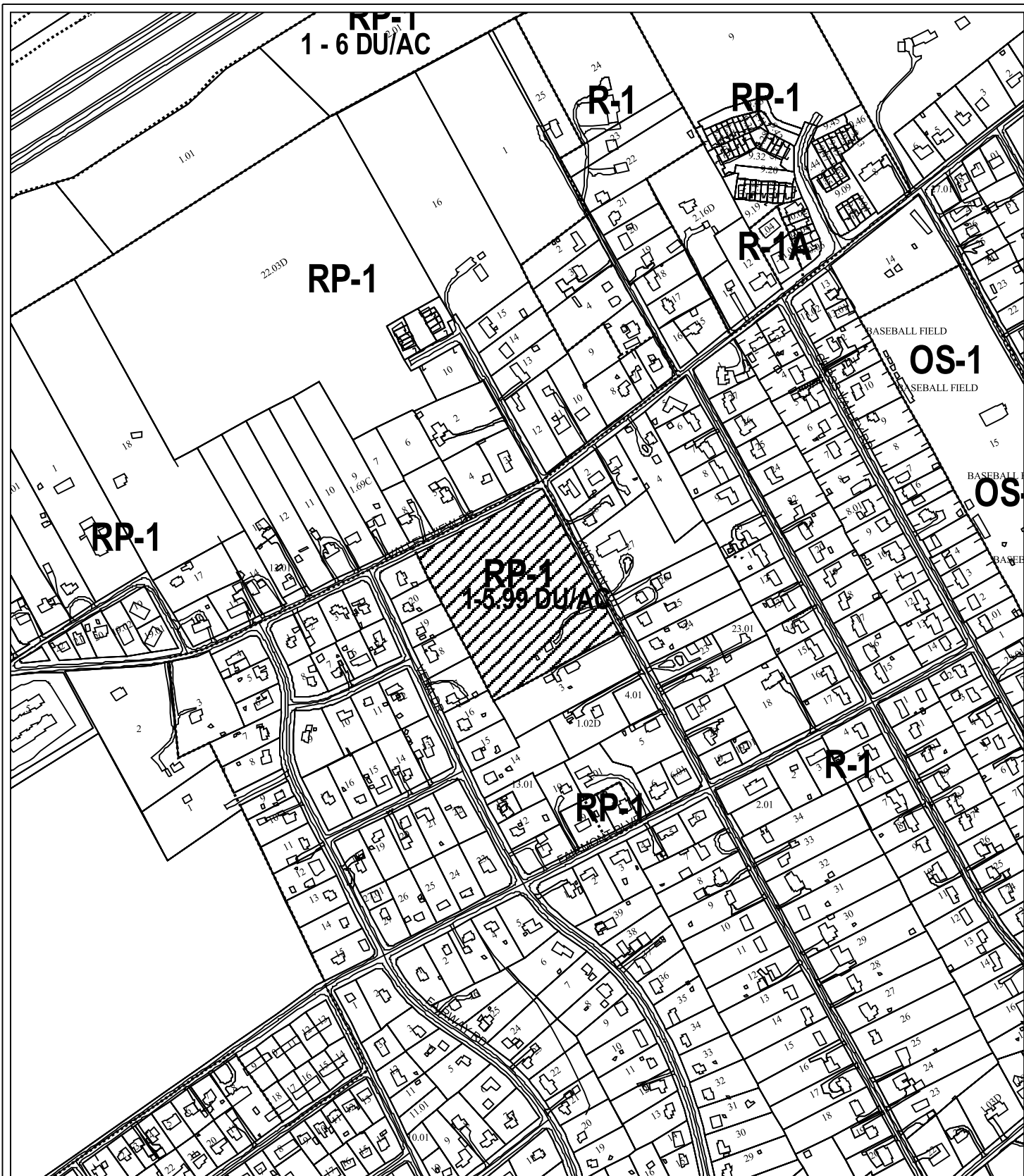
With the conditions noted, this plan meets the requirements for approval of a Concept Plan in the RP-1 zoning district.

COMMENTS:

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 on this 7.25 acre site at a density of 5.93 du/ac. Access to the development is from Valley View Dr. The applicant is now requesting approval of a concept plan to create individual lots for each dwelling unit. The layout of the development will remain the same. The subdivision will be served by joint permanent easements meeting street design 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.

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



12-SG-06-C
CONCEPT PLAN

Subdivision: Sonoma Park
Map No: 70
Jurisdiction: City

 Approval of a Concept Plan

Original Print Date: 12/05/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



