



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

▶ **FILE #:** 11-A-06-UR

AGENDA ITEM #: 93

AGENDA DATE: 11/9/2006

▶ **APPLICANT:** DOYLE JOHNSON

OWNER(S): E. DOYLE JOHNSON CONSTRUCTION CO.

TAX ID NUMBER: 70 B H 002

JURISDICTION: City Council District 5

▶ **LOCATION:** South side of Valley View Dr., southwest of Fairway Rd.

▶ **APPX. SIZE OF TRACT:** 3.43 acres

SECTOR PLAN: East City

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Valley View Dr., a collector street with a pavement width of 20' 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:** Vacant land

▶ **PROPOSED USE:** Attached residential development

DENSITY PROPOSED: 7.58 du/ac

HISTORY OF ZONING: The property was zoned RP-1 @ 12 du/ac in the mid 1970's

SURROUNDING LAND USE AND ZONING: North: Detached dwellings / RP-1 residential
South: Whittle Springs Golf Course / RP-1 residential

East: Detached dwellings / R-1 residential

West: Multi-family dwellings & Whittle Springs golf Course / RP-1 residential

NEIGHBORHOOD CONTEXT: Property in the area is zoned RP-1 and R-1 residential. Development in the area consists of numerous attached dwellings to the west and detached dwellings to the east of this site. Whittle Springs golf course is located along a portion of the western boundary of this site.

STAFF RECOMMENDATION:

▶ **APPROVE the request for up to 26 attached residential condominiums as shown on the development plan subject to 11 conditions**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. Meeting all applicable requirements of the Knoxville Dept. of Engineering
3. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept
4. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville (Ord. 0-280-90)
5. Provision of a Type B landscape screen along the eastern boundary of the site. Installing the proposed landscaping as shown on the landscaping plan, and the previously identified landscape screen within six months of the issuance of occupancy permits

6. Provision of AASHTO approved turn around at the end of Roads A and B
7. Provision of 2 off-street parking places per dwelling. Driveways must be wide enough to permit side-by-side parking
8. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation
9. Participation in the KUB sewer capacity reservation program
10. Prior to issuance of any occupancy permits, establish a homeowners association for the purpose of assessing fees for the maintenance of the stormwater facilities, the exterior of the dwellings, grounds and any other commonly held assets.
11. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any grading permits

With conditions noted, this plan meets the requirements for approval in the RP-1 District and the other criteria for approval of a Use on Review

COMMENTS:

The applicant is proposing to develop this 3.43 acre site with 26 attached residential condominiums. The site was rezoned RP-1 (Planned Residential) at up to 12 du/ac in the mid 1970's. The development will have access to Valley View Dr.

The architectural elevations provided with this plan calls for each unit to have a one or two car garage. Each unit must be provided with two off street parking spaces. In order to provide the second parking space, outside of the units with a one car garage, the setback will have to be a minimum of 20' from the proposed streets. The applicant will also have to provide a convenient location for the residents of this development to pick up their mail. This should be done in a location that will be convenient to the proposed guest parking.

As noted previously in the report, this site was zoned RP-1 (Planned Residential) at up to 12 du/ac in the 1970's. The East City Sector Plan and the Knoxville One Year Plan call for this area to develop with medium density residential uses. A number of properties in the immediate area have been developed with apartments.

The preliminary drainage plan submitted with this plan provides sufficient detail for the consideration of the use on review. At this level, the applicant provides the locations of the proposed detention basins and a general plan as to how the storm water will be directed to the detention facilities. The detailed drainage plan comes under the purview of the Knoxville Dept. of Engineering. The detailed grading and drainage plan will be submitted to the City Engineer as part of the design plan process which is the next step in the development review process if this plan is approved.

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

1. The proposed development will require the extension of water and sewer service to the site.
2. The proposed attached residential condominiums at a density of 7.58 du/ac, is consistent in use and density with the approved zoning of the property.
3. Any school age children living in this development are presently zoned to attend Spring Hill Elementary, Whittle Springs Middle School and Fulton High School.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposed attached residential development meets the standards for development within a RP-1 District and all other requirements of the Zoning Ordinance with the recommended conditions.
2. The proposed residential development is consistent with the general standards for uses permitted on review:
 - A. The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The East City Sector Plan and One Year Plan proposes this site for medium density residential use with a maximum residential density of 12 dwellings per acre. The overall development density of the proposed development is 7.58 dwellings per acre.
 - B. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The proposed development complies with all the height, bulk and area requirements of the Knoxville Zoning Ordinance. The

proposed development meets all the requirements of the RP-1 (Planned Residential) District.

C. The use is compatible with the character of the neighborhood where it is proposed.

D. The use will not significantly injure the value of adjacent property.

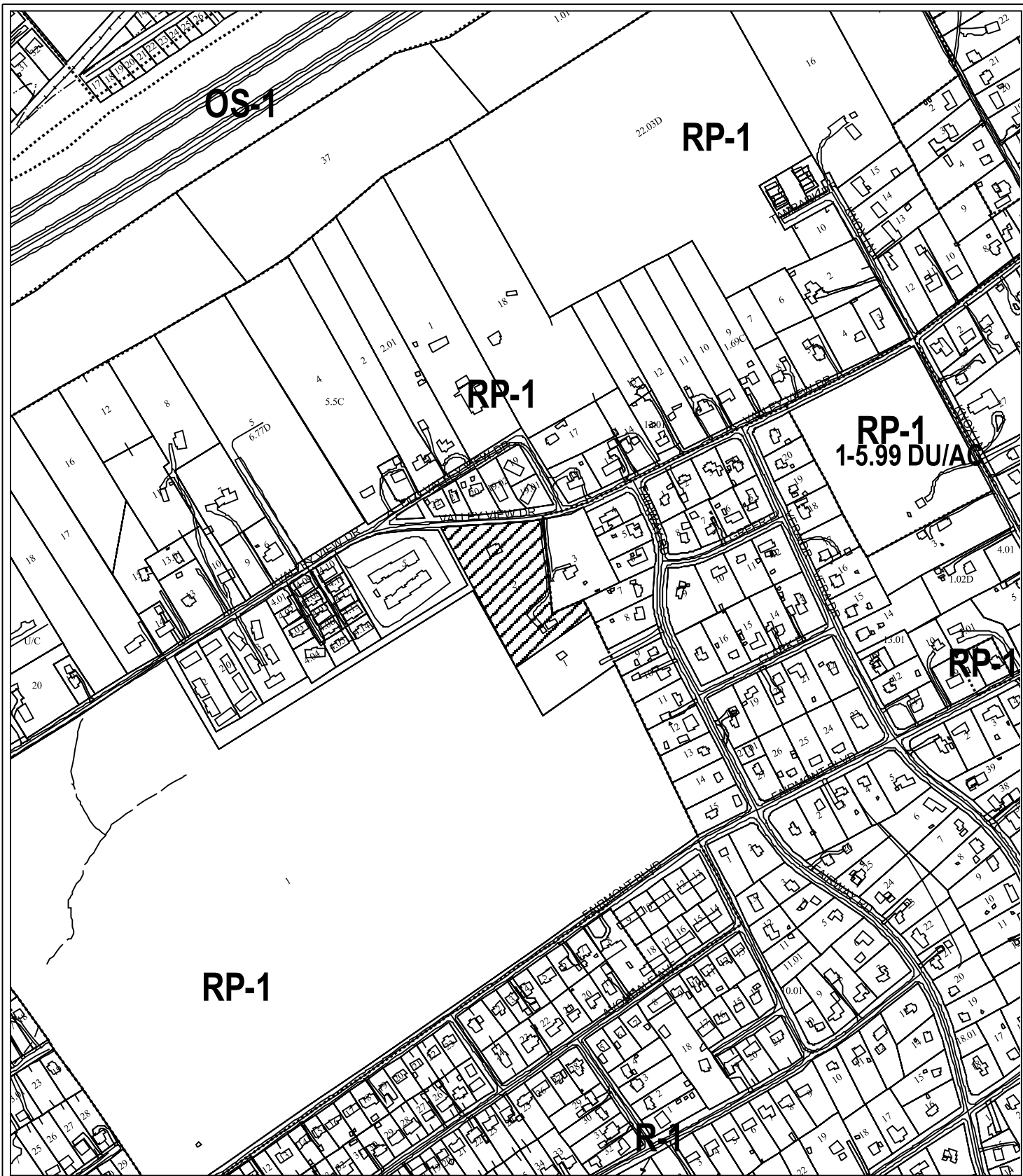
E. The use will not draw additional non-residential traffic through residential areas. This is a medium density residential development within an area designated for medium density residential use. The traffic generated from this project will be similar to the traffic that is generated by other similar residential developments. Valley View Dr. is classified as a collector street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The East City Sector Plan and Knoxville One Year Plan designates this property for medium density residential use. The RP-1 zoning approved for the property allows consideration of up to 12.0 du/ac . The proposed development with its distribution of density on the site and overall density of 7.58 du/ac is consistent with the plans and the existing zoning designation.

2. The site is located within the Urban Growth Area Inside the city of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.

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-A-06-UR
USE ON REVIEW

 Attached residential development in RP-1 (Planned Residential)

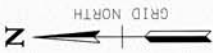
Original Print Date: 10/26/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Doyle Johnson

Map No: 70

Jurisdiction: City





LEGEND
 ○ PROPOSED TREE PLANTING (TYP)
 ● PROPOSED SHRUB PLANTING (TYP)

- NOTES:**
- 1) ALL PLANTING AND LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CITY OF MEMPHIS DEVELOPMENT MANUAL, SECTION 14, TREE PROTECTION ORDINANCE.
 - 2) NEW PLANTINGS OF TREES WILL BE PROVIDED AT A MINIMUM RATE OF 8 TREES PER ACRE, OR 24 TREES. AT LEAST HALF WILL BE CAPABLE OF ATTAINING TRUNK DIAMETER.
 - 3) TREES 2" AT 6" ABOVE GROUND PLANTING SHALL BE PROVIDED IN 4" x 4" MANHOLETS TO ENSURE THEIR SURVIVAL FOR A PERIOD OF AT LEAST 18 MONTHS FROM THE DATE OF COMPLETE CONSTRUCTION. ANY TREE WHICH FAILS TO SURVIVE 18 MONTHS SHALL BE REPLACED WITHIN 90 DAYS.
 - 4) MULCH COVER OVER TOPSOIL AND DECORATIVE PLANTINGS.
 - 5) TREE PLANTINGS TO INCLUDE THE SPECIES INDICATED AND/OR OTHER SPECIES SUCH AS: SPANISH OLIVE, FLORING DOGWOOD, AMERICAN ELMS, & SCOTCH PINE.
 - 6) SHRUBS TO BE PLANTED INCLUDE FITZGER'S JUNIPER AS SHOWN, AND A COMBINATION OF AZALEA, MYRTLE, RHODODENDRON, AND OTHER ORNAMENTAL VARIETIES.
 - 7) REMAINING AREAS WILL BE SEEDED OR SOODED WITH A MIXTURE OF LAWN GRASSES.

WITTE SPRINGS CO. F. CORP.
 130 S. W. 118 / 212

INV-1000A.BY
 7/12 / 7 / 1
 KNOX MACHING EQUIPMENT, INC.

MEMPHIS UTILITIES BOARD
 JORDAN - 001010

ELECTRIC LAND
 1298 / 511

HALL, C. H. & M. LIND
 1000 / 501



11-A-06-UR

CLT MAP: 72 B' GROUP "H" PARCEL-2
 DEED REFERENCE: 20060807-0011049
 PROPERTY ZONED: RP-1
 TOTAL ACREAGE: 3.43 AC
 TOTAL NUMBER OF UNITS: 26

ENGINEER:
 ROBERT G. CAMPBELL AND ASSOCIATES, L.P.
 1833 TUGGERBELL BLVD
 SUITE 100
 MEMPHIS, TN 38118
 PHONE: (901) 947-5996
 FAX: (901) 947-7556

DEVELOPER:
 E. DOYLE JOHNSON CONSTRUCTION
 1650 CENTRAL AVENUE PIKE
 SUITE 100
 MEMPHIS, TN 38118
 PHONE: (901) 357-1274
 CONTACT: DOYLE JOHNSON



NO.	DATE	DESCRIPTION	BY	CHKD.

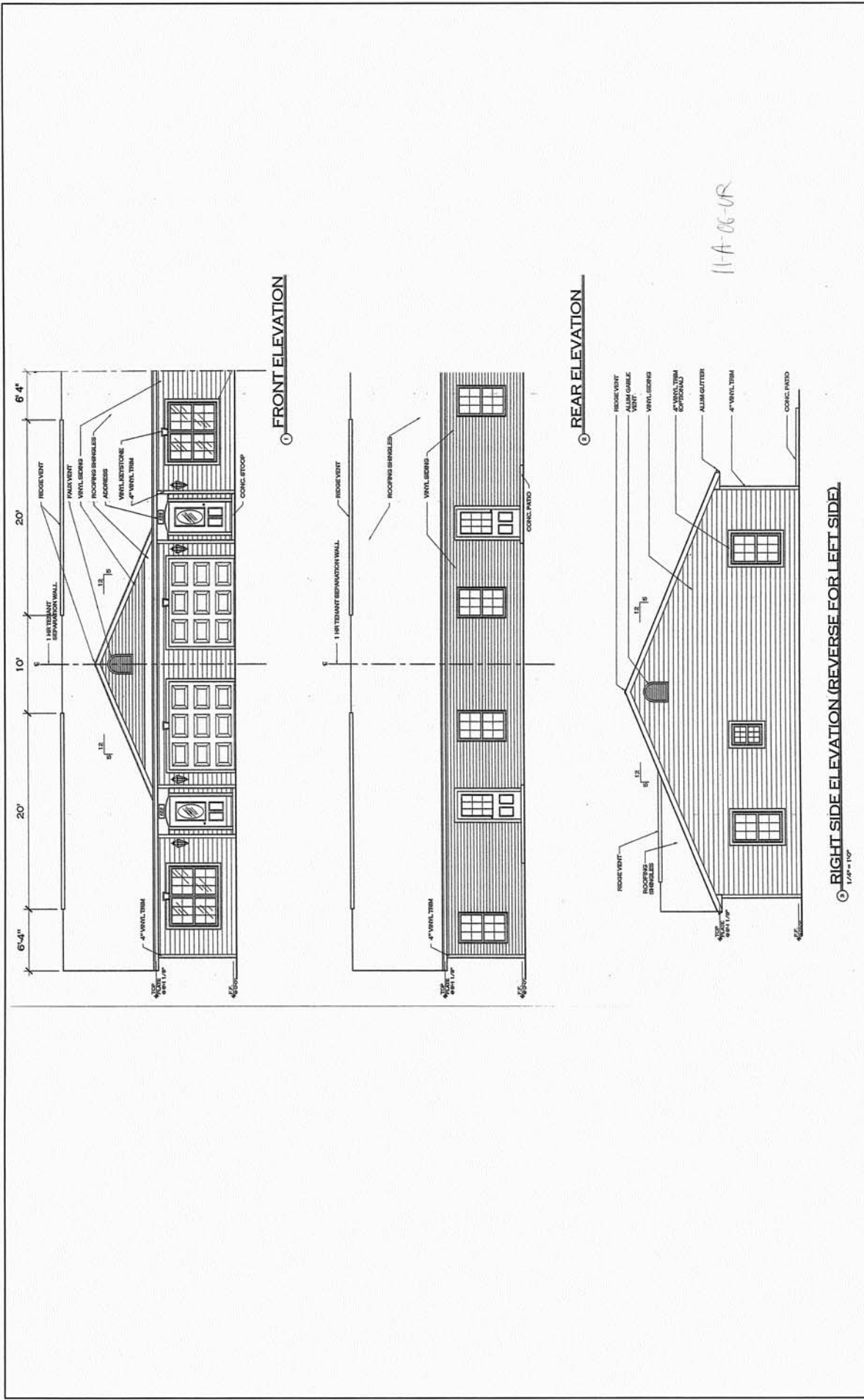
DECLINED BY	J.P.S.	FILE NO.	06070	SHEET THREE	3
DRAWN BY	J.P.S.	DATE	09/11/06	OF SEVEN SHEETS	

WILLOW PLACE
 USE ON REVIEW

ROBERT G. CAMPBELL & ASSOC., L.P.
 CONSULTING ENGINEERS
 KNOXVILLE, TENNESSEE



LANDSCAPING PLAN



		ROBERT G. CAMPBELL & ASSOC., L.P. CONSULTING ENGINEERS KNOWVILLE, TENNESSEE		VALLEY VIEW CONDOMINIUM DEVELOPMENT USE ON REVIEW		ARCHITECTURAL PLANS		DESIGNED BY JPS	CHECKED BY GAT	SCALE NOT TO SCALE	SHEET ONE NO. 1
REVISIONS DATE BY CTD		DATE 09/11/06		DRAWN BY JPS		FILE NO. 06070		DATE 09/11/06		OF 100 SHEETS	