

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
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F A X • 215 • 2068
w w w • k n o x m p c • o r g

File Number: 1-D-13-UR **Related File Number:**
Application Filed: 12/18/2012 **Date of Revision:**
Applicant: KNOXVILLE HABITAT FOR HUMANITY

PROPERTY INFORMATION

General Location: East and west side of Anniversary Ln., northwest side of Mission Bell Ln.
Other Parcel Info.:
Tax ID Number: 83 A K 001 & 002 OTHER: 083AF 03203-03214 **Jurisdiction:** City
Size of Tract: 11.97 acres
Accessibility: Access is via Skyline Dr., a minor collector street with a 22' pavement width within a 35' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Developing subdivision
Surrounding Land Use:
Proposed Use: Revision to previously approved plan to reduce minimum required front yard setbacks **Density:** 3.69 du/ac
Sector Plan: East City **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street: 969 Anniversary 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:

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: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the request to reduce the minimum required front yard setback to 18 ft. as shown on the plan subject to 3 conditions

Staff Recomm. (Full):
1. Meeting all other applicable requirements of the Knoxville Zoning Ordinance
2. Meeting all applicable requirements of the Knoxville Engineering Dept.
3. Meeting all other requirements of the previously approved concept plan (2-SA-10-C) and use on review (2-C-10-UR)

With the conditions this request meets the requirements of the RP-1 zone and the other criteria for approval of a use on review.

Comments: The applicant is in the process of building out this 15.78 acre tract into 54 detached residential lots and 3 attached residential lots at a density of 3.61 du/ac. The Planning Commission approved the concept plan and use on review for this project in 2010. At that time the minimum required front yard setback for detached dwellings in the RP-1 zone was 25 feet. Since that time the Zoning Ordinance has been amended to permit MPC to establish the minimum required front yard setback. After building on a number of lots in the subdivision, the applicant is finding it difficult to fit the desired floor plans on the lots and still meet the required setback. The applicant is trying to build houses with front porches that encroach into the front setback more than permitted by the Zoning Ordinance. By reducing the minimum required front yard setback, the applicant will be able to construct the houses as desired with out the need for variances.

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

- 1. The proposed subdivision will have minimal impact on local services since utilities are available to serve this site.
- 2. The proposed residential subdivision at a density of 3.61 du/ac, is consistent in use and density with the zoning of the property and with the density of other developed property in the area.

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

- 1. The proposed revised front setback for this subdivision, with the recommended conditions, meets the standards for development within a RP-1 (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
- 2. The proposed 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The East City Sector Plan and Knoxville One Year Plan designate this property for low density residential use. The RP-1 rezoning recommended for approval by the Planning Commission allows consideration of a density up to 4 du/ac. The proposed subdivision at a density of 3.61 du/ac is consistent with the Sector and One Year Plans and zoning designation.
- 2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved

Meeting Date: 1/10/2013

Details of Action:

- 1. Meeting all other applicable requirements of the Knoxville Zoning Ordinance
- 2. Meeting all applicable requirements of the Knoxville Engineering Dept.
- 3. Meeting all other requirements of the previously approved concept plan (2-SA-10-C) and use on review (2-C-10-UR)

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Summary of Action:

APPROVE the request to reduce the minimum required front yard setback to 18 ft. as shown on the plan subject to 3 conditions

Date of Approval:

1/10/2013

Date of Denial:

Postponements:

Date of Withdrawal:

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knoxville City Council

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: