# **CASE SUMMARY**

APPLICATION TYPE: USE ON REVIEW

File Number: 1-F-02-UR Related File Number:

**Application Filed:** 12/10/2001 **Date of Revision:** 

Applicant: BRECKENRIDGE, INC.

Owner:



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

## **PROPERTY INFORMATION**

General Location: Northeast side of Saint Baron Way., northwest of Julesburg Way., north of W. Emory Rd.

Other Parcel Info.:

Tax ID Number: 66 132.04 Jurisdiction: County

Size of Tract: 21.9 acres

Accessibility: Access is via Saint Baron Way, an improved joint permanent easement

# GENERAL LAND USE INFORMATION

Existing Land Use: Attached residential development

**Surrounding Land Use:** 

Proposed Use: Reduction of peripheral setback Density: 3.66 du/ac

Sector Plan: Northwest County Sector Plan Designation:

Growth Policy Plan: Planned Growth Area

Neighborhood Context: The site is approved for 80 attached residential condominiums and it is surrounded by detached single

family dwellings. All of the property in the area that has been developed for residential uses in the past

15 years is zoned PR residential.

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

Street:

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

### ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)

Former Zoning:

Requested Zoning:

**Previous Requests:** 

**Extension of Zone:** 

**History of Zoning:** 

# PLAN INFORMATION (where applicable)

**Current Plan Category:** 

1/31/2007 12:16 PM Page 1 of 3

**Requested Plan Category:** 

## SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

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:

Staff Recomm. (Abbr.): APPROVE the revised development plan for Barrington Villas to permit a reduction in the peripheral

boundary setback from 35' to 25' along the common boundary with the proposed Cates Crossing

Subdivision subject to 6 conditions

1. The applicant providing MPC staff with written confirmation that they have the authority to file this Staff Recomm. (Full): request for the property / homeowners association.

2. Meeting all applicable requirements of the previously approved Use on Review.

3. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.

4. Installing a "Type B" landscape screen (see attached) along the common boundary between Barrington Villas and Cates Crossing subdivision.

5. Installing the required landscaping before commencing construction of any additional villa units along boundary with Cates Crossing subdivision or within six months of the issuance of the first occupancy permit for a house in Cates Crossing Subdivision, whichever comes first.

6. Meeting all applicable requirements of the Knox County Zoning Ordinance.

Comments:

This is a request by the developers of the Barrington Villas to reduce their required peripheral setback from 35' to 25' along the common property line with Cates Crossing Subdivision. Both projects are being developed by the Southland Group. This issue arose at the time the Concept Plan / Use on Review for the Cates Crossing Subdivision was being considered at the June14, 2001 MPC meeting. A condition of approval required the applicant to obtain a reduction in the peripheral setback within the villas project or revise the property boundary between the two developments in order to not make the Villas nonconforming in regard to setback. Additionally, the MPC approved a reduction of the peripheral setback in the proposed subdivision from 35' to 25' as requested. If MPC acts on this matter as requested by the applicant, the minimum separation between the rear of one of the villas and a house in Cates Crossing will be 50'. At present there are two existing dwellings in the villas development that will be impacted by this change. Other villas are proposed in the area but have not been constructed to

The MPC staff as a general practice will support the reduction of a peripheral setback when adjoining projects have the same developer. Had the villas project and the proposed subdivision been submitted as one plan, no peripheral setback would have been required at the location in question. The effect of reducing this setback will be to permit attached housing to be constructed closer to the detached dwellings proposed in Cates Crossing. When MPC approved the original plans for the Barrington Villas, a peripheral setback reduction was permitted between the proposed villas and some of the lots in Barrington Subdivision, which is located to the north of the villas. By granting that decrease in the peripheral setback, the minimum separation between the rear of the effected dwellings was reduced to 50'. That is the same building separation as proposed by the current request. Barrington Subdivision is also a project of the same developers as the Barrington Villas and Cates Crossing subdivision.

In order to create some additional privacy in the effected area, staff will require the developer to install a "Type B" landscape screen along the common boundary between the villas and Cates Crossing Subdivision. A landscape screen in this location will, with maturity, provide a considerable amount of privacy and a valuable visual amenity.

Approved

MPC Meeting Date: 1/10/2002 1. The applicant providing MPC staff with written confirmation that they have the authority to file this

request for the property / homeowners association.

2. Meeting all applicable requirements of the previously approved Use on Review.

1/31/2007 12:16 PM Page 2 of 3

MPC Action:

**Details of MPC action:** 

- 3. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
- 4. Installing a "Type B" landscape screen (see attached) along the common boundary between Barrington Villas and Cates Crossing subdivision.

5. Installing the required landscaping before commencing construction of any additional villa units along boundary with Cates Crossing subdivision or within six months of the issuance of the first occupancy permit for a house in Cates Crossing Subdivision, whichever comes first.

6. Meeting all applicable requirements of the Knox County Zoning Ordinance.

**Summary of MPC action:** 

APPROVE the revised development plan for Barrington Villas to permit a reduction in the peripheral boundary setback from 35' to 25' along the common boundary with the proposed Cates Crossing

Subdivision subject to 6 conditions

1/10/2002 Date of MPC Approval: Date of Denial: Postponements: Withdrawn prior to publication?: ☐ Action Appealed?: Date of Withdrawal:

### LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	
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:

1/31/2007 12:16 PM Page 3 of 3