

# CASE SUMMARY

**APPLICATION TYPE: USE ON REVIEW**



**File Number:** 1-F-20-UR                      **Related File Number:**  
**Application Filed:** 11/25/2019              **Date of Revision:**  
**Applicant:** JENKINS BUILDERS, INC.

## **PROPERTY INFORMATION**

**General Location:** East side of Tuxford Lane, north of Stratford Park Boulevard.  
**Other Parcel Info.:**  
**Tax ID Number:** 57 N D 062                      **Jurisdiction:** City  
**Size of Tract:** 10936 square feet  
**Accessibility:** Access is via Tuxford Ln., a local street with a 26' pavement width within a 50' right-of-way.

## **GENERAL LAND USE INFORMATION**

**Existing Land Use:** vacant  
**Surrounding Land Use:**  
**Proposed Use:** Setback reduction for front yard from 25 feet to 15 feet.                      **Density:**  
**Sector Plan:** North City                      **Sector Plan Designation:** LDR (Low Density Residential)  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** The site is located in an area of low density residential development that has developed under RP-1 (Planned Residential) zoning.

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

**Street:** 510 Tuxford 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:** Property was rezoned to RP-1 (Planned Residential) on January 4, 2005.

## **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.:

**PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge:

Tom Brechko

Staff Recomm. (Abbr.):

APPROVE the reduction of the required front yard setback for this lot from 25 feet to 15 feet, subject to 3 conditions.

Staff Recomm. (Full):

- 1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
- 2. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
- 3. The front yard setback reduction to 15 feet will require that the residence include a two car garage.

With the conditions noted, this plan meets the requirements for approval of a Use on Review in the RP-1 zone..

Comments:

The applicant is requesting approval from the Planning Commission of a reduction in the required front yard setback for this lot in Stratford Park Subdivision - Unit 2, from 25 feet to a minimum of 15 feet. The Knoxville Zoning Ordinance allows the Planning Commission to establish the front yard setback for residential lots within the RP-1 zoning district. Any lots with a front yard setback of less than 20' will require that the residence include a two car garage. The applicant has requested the reduction of the front yard due to site constraints. The vacant lot that adjoins this lot to the west was approved for a front yard setback reduction to 15 feet by the Planning Commission on January 10, 2019 (1-I-19-UR).

This property was zoned RP-1 (Planned Residential) when the application was submitted. Under the City of Knoxville's Adopted Zoning Map, the property has been rezoned to the RN-1 (Single-Family Residential Neighborhood). This request is being considered under the RP-1 zoning district standards.

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

- 1. The proposed development will have minimal impact on local services since utilities are in place to serve this site.
- 2. The proposed reduction of the front yard setback will have minimal impact on the subdivision with the requirement that the residence will include a two car garage.

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE**

- 1. The proposal is consistent with all requirements of the RP-1 zoning district, as well as other criteria for approval of a use on review.
- 2. The development is consistent with the following general standards for uses permitted on review: The proposal 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. The use will not draw additional traffic through residential areas.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

- 1. The City of Knoxville One Year Plan and the North City Sector Plan propose low density residential uses for the subject property.
- 2. This site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action:

Approved

Meeting Date: 1/9/2020

Details of Action:

Summary of Action:

APPROVE the reduction of the required front yard setback for this lot from 25 feet to 15 feet, subject to 3 conditions.

Date of Approval: 1/9/2020

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: