

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 1-I-19-UR **Related File Number:**
Application Filed: 11/26/2018 **Date of Revision:**
Applicant: SPD PROPERTIES, LLC

PROPERTY INFORMATION

General Location: Stratford Park Subdivision, a total of 14 lots within Units 2 & 3.
Other Parcel Info.:
Tax ID Number: 57 N D 015-019, 026, 063, 065, OTHER: 071, 072 & 057K **Jurisdiction:** City
Size of Tract: 3.82 acres
Accessibility: Access is via Aldingham St., Knightsboro Rd., Lampwick Ln., Pembridge Rd., Stratford Park Blvd., and Tuxford Ln., all local streets with a 26' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant lots
Surrounding Land Use:
Proposed Use: Reduction of front yard setback for 14 lots. **Density:**
Sector Plan: North City **Sector Plan Designation:** LDR
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 PR (Planned Residential) and RA (Low Density Residential) zoning.

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

Street: 6207 Aldingham St
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 in the required front yard setback for 14 lots within units 2 and 3 of the Subdivision (as identified in the narrative submitted with the application), from 25' to 20' for 9 lots and 25' to 15' for 5 lots, 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 5 lots with the 15' setback reduction 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:

UPDATE: The applicant is requesting approval from the Planning Commission of a reduction in the required front yard setback for 14 lots within Units 2 and 3 of Stratford Park Subdivision from the default setback of 25'. The narrative included with the application identified the 14 lots that a front yard setback reduction to a minimum of 15' was being requested for. Following a meeting with the Stratford Park Home Owners Association, the applicant agreed to modify the request. The attached email from Larry Doss dated January 7, 2019 identifies the proposed changes. The revised request will reduce the front yard setback from 25' to 20' for Lots 15-20, 146, 152 and 153 and reduce the front yard setback for Lots 23, 24, 69, 105 and 144 from 25' to 15'. The Knoxville Zoning Ordinance allows the Planning Commission to establish the front yard setback. 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 including steep slopes on the lots and power line easements crossing the property,

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 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 residences will include two car garages.

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: 1/10/2019

Details of Action:

Summary of Action: APPROVE the reduction in the required front yard setback for 14 lots within units 2 and 3 of the Subdivision (as identified in the narrative submitted with the application), from 25' to 20' for 9 lots and 25' to 15' for 5 lots, subject to 3 conditions.

Date of Approval: 1/10/2019

Date of Denial:

Postponements:

Date of Withdrawal:

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

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: