

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 10-B-18-UR **Related File Number:**
Application Filed: 8/27/2018 **Date of Revision:**
Applicant: CHARLES & BRENDA STEPHENSON

PROPERTY INFORMATION

General Location: Southeast side of Arcadia Peninsula Way, northeast side of Stoppard View Way
Other Parcel Info.:
Tax ID Number: 163 028.18 **Jurisdiction:** County
Size of Tract: 29808 square feet
Accessibility: Access to the lot is via Arcadia Peninsula Way, a private street with 22' of pavement within a private right-of-way 50'.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Reduction of the front building setback on both road frontages **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** RR (Rural Residential)
Growth Policy Plan: Rural Area
Neighborhood Context: The neighborhood consists of large lots for detached houses on private roads.

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

Street: 0 Arcadia Peninsula Way
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: Property was rezoned from A to PR < 3 du/ac in 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:

Mike Reynolds

Staff Recomm. (Abbr.):

APPROVE the request to reduce the front setback from 50' to 20' for the Lot 126, Arcadia - Phase 1A, subject to 2 conditions.

Staff Recomm. (Full):

1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
2) Meeting all applicable requirements of the previously approved Concept Plan (1-SC-15-C) and Use on Review (1-F-15-UR).

Comments:

This proposal is to reduce the front setback from 50' to 20' for the subject property only. The building footprint shown on the plan is for visualization purposes only and not meant to represent the final house plan for the lot. Staff does not have concern with the setback reduction because this is a private, gated community with their own design standards which will help ensure the house that is constructed will be compatible with the neighborhood. The 20' setback should not present any sight distance or safety concerns if the house were to be constructed near the intersection of Arcadia Peninsula Way and Stoppard View Way. Properties to the southwest on Arcadia Peninsula Way are in Phase B of the development and have a front setback of 20'-30'.

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

1. The proposed reduction of the front setback will have minimal on surrounding properties because the adjacent parcel the east is a neighborhood facility and common area. This neighborhood structure is setback approximately 30' from the front property line, which is closer than the existing 50' setback on the subject lot.
2. The subject property is a corner lot that has road frontage on essentially three sides. The front setback applies to all road frontages so the existing 50' setback substantially reduces the buildable area of the lot.
3. The side street that wraps around the side and rear of the subject property only has three lots that access it.

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

1. The proposed setbacks with the recommended conditions meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance.
2. The proposal 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. The proposed subdivision will not draw significant traffic through residential neighborhoods.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan designates this property for rural residential use and is within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan. The proposal is consistent with both plans.

Action:

Approved

Meeting Date: 10/11/2018

Details of Action:

- 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 2) Meeting all applicable requirements of the previously approved Concept Plan (1-SC-15-C) and Use on Review (1-F-15-UR).

Summary of Action:

APPROVE the request to reduce the front setback from 50' to 20' for the Lot 126, Arcadia - Phase 1A,

subject to 2 conditions.

Date of Approval:

10/11/2018

Date of Denial:

Postponements:

Date of Withdrawal:

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knox County Board of Zoning Appeals

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: