# **CASE SUMMARY**

APPLICATION TYPE: USE ON REVIEW

File Number: 10-S-06-UR Related File Number:

**Application Filed:** 9/11/2006 **Date of Revision:** 

Applicant: WEATHERSTONE, LLC

Owner:



Suite 403 • City County Building 4 0 0 M a i n S t r e e t 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 Autumn Valley Ln., northwest side of Sunny Springs Ln.

Other Parcel Info.:

Tax ID Number: 143 PART OF 110 Jurisdiction: City

Size of Tract: 7.45 acres

Accessibility: Access is via Pipkin Ln., a local street with a pavement width of 26'.

#### GENERAL LAND USE INFORMATION

Existing Land Use: Subdivision under development

**Surrounding Land Use:** 

Proposed Use: Revised front setbacks for approved attached residential development Density: 2.47 du/ac

Sector Plan: Southwest County Sector Plan Designation: LDR (Low Density Residential)

Growth Policy Plan: Planned Growth Area

Neighborhood Context: Property in the area is zoned A agricultural, PR, RP-1 and RA residential. Development consists of

detached single family dwellings. Pellissippi Parkway (I-140) borders the site to the east.

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

Street:

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: Concept subdivision and development plan approved by MPC on 4/13/2006 for up to 135 dwellings

## PLAN INFORMATION (where applicable)

**Current Plan Category:** 

**Requested Plan Category:** 

1/31/2007 11:44 AM Page 1 of 2

## 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: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the request to amend the development plan to permit a 10' or15' front yard setback for the

attached single family dwellings as shown on the plan subject to 1 condition

Staff Recomm. (Full):

1. Meeting all required conditions of the previously approved concept subdivision plan (4-SB-06-C) and

use on review (4-C-06-UR).

**Comments:** The applicant is requesting to amend the previously approved development plan 4-C-06-UR). At the

time the plan was approved the applicant stated that the attached single family dwellings would be required to have a 15' front yard setback. The applicant is now requesting the front yard setback for the some of the attached units be permitted to be decreased to 10'. The PR (Planned Residential) zone permits the applicant with the approval of the MPC to establish the minimum required setbacks. A 10' front setback has been approved in past when there are site circumstances that make have a larger setback impractical. Due to the steepness of this site, staff believes the 10' front setback can be

justified. Each dwelling will be constructed with a two car garage.

MPC Action: Approved MPC Meeting Date: 10/12/2006

**Details of MPC action:**1. Meeting all required conditions of the previously approved concept subdivision plan (4-SB-06-C) and

use on review (4-C-06-UR).

Summary of MPC action: APPROVE the request to amend the development plan to permit a 10' or15' front yard setback for the

attached single family dwellings as shown on the plan subject to 1 condition

**Date of MPC Approval:** 10/12/2006 **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, Second Reading:

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

1/31/2007 11:44 AM Page 2 of 2