CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 11-C-14-UR Related File Number:

Application Filed: 9/29/2014 Date of Revision:

Applicant: GARRON LAND SURVEYING



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: Northwest side of Garner Ln., northeast of Heiskell Rd.

Other Parcel Info.:

Tax ID Number: 46 L E 052 **Jurisdiction:** County

Size of Tract: 21864 square feet

Accessibility: Access is via Gardner Ln., a local street with a pavement width of 16' within a 40' wide right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant

Surrounding Land Use:

Proposed Use: Revised development plan adding one lot and a reduction of the Density: 2.44 du/ac

peripheral boundary setback from 35' to 15'

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

Growth Policy Plan: Planned Growth Area

Neighborhood Context: Development adjoining the site consists of detached dwellings that have been developed in the A

(Agricultural) or RA (Low Density Residential) zones

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

Street: 117 Gardner Ln

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) & A (Agricultural)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: The property was zoned PR (planned Residential in January 2002 (12-E-01-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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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.:

MPC ACTION AND DISPOSITION

Planner In Charge:

Dan Kelly

Staff Recomm. (Abbr.):

APPROVE the development plan for up to 1 detached dwelling on each lot and the reduction of the peripheral boundary setback to 15' on the northeast and southwest sides as shown on the plan subject to 3 conditions

Staff Recomm. (Full):

- 1. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
- 2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
- 3. Meeting all applicable requirements of the Knox County Zoning Ordinance

Comments:

The applicant is requesting to subdivide lot 52 in Cottonwood Subdivision into two lots. This is an odd lot in the subdivision in that it is the only lot in the development to have access to Gardner Ln. All of the other lots in the subdivision are provided access via an internal road system. Each of the proposed lots will be approximately 75' wide and will have an area of approximately 10, 800 square feet. The proposed lots are comparable in size to the existing lots in Cottonwood Subdivision. In addition, the applicant is requesting a reduction of the required peripheral boundary setback from 35' to 15' on the northeastern and southwestern sides of this existing lot in Cottonwood Subdivision in order to permit the construction of houses on these lots. MPC has the authority to reduce the peripheral boundary setback when a site adjoins agricultural or residential zoning. In this case, the reduction of the peripheral boundary setback, as requested, will result in a greater setback than the required side yard setbacks of the adjoining A (Agricultural) zoned property.

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 all utilities are available to serve this site.
- 2. The proposed detached dwellings are consistent in use and density with the existing zoning. Other development in the area has occurred under the PR (Planned Residential) zoning regulations.

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

- 1. With the recommended conditions, the proposed development meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
- 2. The proposed development 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 use will not draw significant traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The North County Sector Plan designates this property for low density residential use. The proposed development density of 2.44 du/ac is consistent with the Sector plan and the current PR (Planned Residential) zoning that will permit up to 3 du/ac.
- 2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved Meeting Date: 12/11/2014

Details of Action:

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Summary of Action: APPROVE the development plan for up to 1 detached dwelling on each lot and the reduction of the

peripheral boundary setback to 15' on the northeast and southwest sides as shown on the plan subject

to 3 conditions

Date of Approval: 12/11/2014 Date of Denial: Postponements: 11/13/2014

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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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