

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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File Number: 12-B-07-UR

Related File Number:

Application Filed: 10/26/2007

Date of Revision:

Applicant: GLENN, LLC.

PROPERTY INFORMATION

General Location: South side of Burlwood Rd., southeast of Pine Needle Ln.

Other Parcel Info.:

Tax ID Number: 92 D A 004.33

Jurisdiction: City

Size of Tract: 0.19 acres

Accessibility: Access is via Burlwood Rd., a local street with a 26' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Reduction of the required front yard setback from 25' to 24.5'

Density:

Sector Plan: Northwest County

Sector Plan Designation: LDR

Growth Policy Plan: Urban Growth Area

Neighborhood Context: This lot is located within the Glenmay Subdivision which is still under construction. Neighborhoods surrounding this subdivision have been developed with residential uses under R-1, R-1A, A-1 and RP-1 zoning.

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

Street: 6116 Burlwood Rd

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: The subject property was zoned to RP-1 in 1995 (7-N-95-RZ). The final plat was approved in July in 2004 (7-SGG-07-F).

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.:

MPC ACTION AND DISPOSITION

Planner In Charge: Kelley Schlitz

Staff Recomm. (Abbr.): APPROVE the request to reduce the front yard setback from 25' to 24.5' as shown on the development plan, subject to the following 3 conditions:

Staff Recomm. (Full): 1. Meeting all applicable requirements of the Knoxville Dept. of Engineering. 2. Meeting all requirements of the approved concept plan/use-on-review and final plat. 3. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

Comments: The applicant is requesting a front yard setback reduction from 25' to 24.5' on lot located within the Glenmay Subdivision. The final plat was approved in July of 2004 (7-SGG-04-F) for 65 lots. According to the applicant, the front yard setback reduction is necessary in order to accommodate the proposed building design for this lot. MPC reviews all revised development plan requests for the City's planned residential districts, this includes requests made for setback reductions.

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

- 1. The proposal will have no impact on schools.
2. No additional traffic will be added to Burlwood Rd. with the approval of this request.
3. Public water and sewer utilities are available to serve the development.
4. Staff does not believe that a 24.5' front yard setback will negatively affect the character of the neighborhood and will not set a precedent for future development.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

- 1. The proposed dwelling 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 additional traffic through residential areas.
2. The proposal meets all requirements of the RP-1 zoning district and a use on review with the approval of the waiver.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

- 1. The Northwest County Sector Plan proposes low density residential uses for this site.

MPC Action: Approved MPC Meeting Date: 12/13/2007

Details of MPC action: 1. Meeting all applicable requirements of the Knoxville Dept. of Engineering. 2. Meeting all requirements of the approved concept plan/use-on-review and final plat. 3. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

Summary of MPC action: APPROVE the request to reduce the front yard setback from 25' to 24.5' as shown on the development plan, subject to the following 3 conditions:

Date of MPC Approval: 12/13/2007 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:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: