

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 12-B-15-UR
Application Filed: 10/26/2015
Applicant: RICHARD MEADOR

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: West side of September Ln., south of Rutledge Pk.
Other Parcel Info.:
Tax ID Number: 51 P E 043 **Jurisdiction:** County
Size of Tract: 0.2 acres
Accessibility: Access is via September Ln., a local public street with a pavement width of 26' within a 50' wide right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Detached dwelling
Surrounding Land Use:
Proposed Use: Reduction of peripheral boundary setback from 35' to 23'-9" **Density:**
Sector Plan: Northeast County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Urban Growth Area
Neighborhood Context: Property in the area is PR and RB residential along with PC and CA commercial. Development in the area consists of detached dwellings in the residential zones. Mixed commercial uses in the CA zone and a gravel storage yard in the PC zone.

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

Street: 6813 September Ln
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: The property was zone PR at 1-4 du/ac in 1999 (6-L-99-RZ). Subsequently a subdivision plan for 51 lots was approved

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:

Dan Kelly

Staff Recomm. (Abbr.):

APPROVE the request to reduce the peripheral boundary setback from 35' to 23'-9" as shown on the site plan subject to 1 condition

Staff Recomm. (Full):

1. Meeting all other applicable requirements of the Knox county Zoning ordinance

Comments:

The applicant hopes to do an addition to the existing dwelling on the site in question. In order to construct the addition as planned, the applicant is requesting that MPC approve a reduction in the required peripheral boundary building setback from 35 feet to 23 feet 9 inches in depth. MPC has the authority to reduce a peripheral boundary setback down to as little as 15 feet if the site adjoins other residentially zoned property. In this case the site adjoins some vacant property that is zoned RB (General Residential)). The required rear setback in the RB zone is twenty-five feet. If approved, the reduced setback will be very comparable with the required RB setback.

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

- 1. All utilities are provided to this site
- 2. The proposal will have no additional impact on schools or local streets.

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

- 2. The proposed reduction in the setback is consistent with the general standards for uses permitted on review: The request 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 area 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 since it is located along two minor arterial streets.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

- 1. The Northeast County Sector Plan identifies the property for low density residential use. The proposed development is in compliance with that plan.
- 2. The site is identified as being within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

Action:

Approved

Meeting Date: 12/10/2015

Details of Action:

Summary of Action:

APPROVE the request to reduce the peripheral boundary setback from 35' to 23'-9" as shown on the site plan subject to 1 condition

Date of Approval:

12/10/2015

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:

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: