

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
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

File Number: 12-B-16-UR **Related File Number:**
Application Filed: 10/19/2016 **Date of Revision:**
Applicant: JESSICA AND CHAD FARLEY

PROPERTY INFORMATION

General Location: North side of Barbados Ln., west side of Saint Lucia Ln.
Other Parcel Info.:
Tax ID Number: 92 L B 02045 **Jurisdiction:** City
Size of Tract: 12114 square feet
Accessibility: Access is via Barbados Ln., a local street with a 26' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Reduction of front yard setback to 17 feet along Barbados Ln. **Density:**
Sector Plan: Northwest City **Sector Plan Designation:** LDR
Growth Policy Plan: Urban Growth Area
Neighborhood Context: The residence is located in a detached residential neighborhood that was established in 1998.

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

Street: 5901 Barbados Ln
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: None noted

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: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the request to reduce the required front yard setback on Barbados Ln. from 25' to 17' as shown on the site plan subject to 3 conditions.

Staff Recomm. (Full):
1. The front yard setback reduction to 17' along Barbados Ln. would only apply to the residence as it exists at this time and would not allow further expansion of the residence beyond the 25' setback for the subdivision.
2. Meeting all applicable requirements of the Knoxville Zoning Ordinance
3. Meeting all applicable requirements of the Knoxville Department of Engineering.

With the conditions noted, this plan meets the requirements for approval within an RP-1 (Planned Residential) zoning district and the criteria for approval of a use on review.

Comments: The applicant is requesting a reduction in the required front yard setback along Barbados Ln. for this existing residence located in Holiday Hills Subdivision. The required front yard setback in this subdivision is 25 feet.

The applicant has added additions to the original residence over the past few years. While the Zoning Ordinance allows a non-enclosed porch to extend up to six feet into the required front yard, an enclosed porch is required to meet the setback. As a corner lot, this residence has two front yards. The porch on the front of the residence facing Saint Lucia Ln. is conforming to the front yard setback requirement. The enclosed porch on the back of the residence does not meet the 25' setback and is therefore nonconforming. As built, the enclosed porch is 17.1' from the right-of-way of Barbados Ln. The applicant is requesting the reduction of the setback on Barbados Ln. so that the residence will be conforming to required setbacks.

When this subdivision was first approved, the RP-1 zoning regulations stipulated the minimum front setback be 25 feet for detached dwellings. Since the original approval date of the subdivision, the Knoxville Zoning Ordinance has been amended to permit the Planning Commission to establish the minimum required front yard setback. The setback reduction is a responsibility of the Planning Commission and cannot be considered as a variance before the Knoxville Board of Zoning Appeals.

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

- 1. Public water and sewer utilities are available to serve the development.
- 2. With the condition that the setback reduction would only apply to the residence as it exists at this time, the approval should have minimal impact on other residences in the area.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE AND KNOX COUNTY ZONING ORDINANCES

- 1. With the recommended conditions, the reduced setback will meet the requirements of the Knoxville 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 traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

- 1. The City of Knoxville One Year Plan and the Northwest City Sector Plan both propose low density

residential uses for the site.

2. The site is located within the City of Knoxville in the Knoxville-Knox County-Farragut Growth Policy Plan.

Action: Approved **Meeting Date:** 12/8/2016

Details of Action:

1. The front yard setback reduction to 17' along Barbados Ln. would only apply to the residence as it exists at this time and would not allow further expansion of the residence beyond the 25' setback for the subdivision.
2. Meeting all applicable requirements of the Knoxville Zoning Ordinance
3. Meeting all applicable requirements of the Knoxville Department of Engineering.

With the conditions noted, this plan meets the requirements for approval within an RP-1 (Planned Residential) zoning district and the criteria for approval of a use on review.

Summary of Action: APPROVE the request to reduce the required front yard setback on Barbados Ln. from 25' to 17' as shown on the site plan subject to 3 conditions.

Date of Approval: 12/8/2016 **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: **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**