

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-D-06-UR **Related File Number:**
Application Filed: 11/6/2006 **Date of Revision:**
Applicant: BATSON, HIMES, NORVELL & POE
Owner:

PROPERTY INFORMATION

General Location: Northeast side of Stratford Park Blvd., northwest side of Nature Ln.
Other Parcel Info.:
Tax ID Number: 57 N D 041 **Jurisdiction:** City
Size of Tract: 10639 square feet
Accessibility: Access is via Stratford Park Blvd., a local street with a pavement width of 26' within a 50' right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant lot
Surrounding Land Use:
Proposed Use: Reduction of southeast front yard setback from 25' to 10' for parcel 41 **Density:** NA
Sector Plan: North City **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street: 6000 Stratford Park Blvd
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: Use on review approval of the development plan was approved in May, 2005

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

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 revised front setback from 25' to 10' along the Nature Ln. frontage of lot 120 in Unit 2 of Stratford Park Subdivision as shown on the development plan subject to 2 conditions

Staff Recomm. (Full): 1. Meeting all requirements of the previously approved concept subdivision plan (1-SB-05-C) and use on review (1-D-05-UR)
2. Meeting all applicable requirements of the Knoxville Zoning Ordinance

Comments: The applicant is requesting approval of a reduction in the front yard setback for lot #120 in Unit 2 of Stratford Park Subdivision from 25' to 10'. The reduction has been requested to improve the building site on the lot in question. When a lot has frontage on a public right-of-way a front yard setback is required. In this case the lot boundary in question fronts on Nature Ln. Nature Ln. is an old unimproved right-of-way. Reduction of this setback will not impact the other lots in this development.

MPC Action: Approved MPC Meeting Date: 12/14/2006

Details of MPC action: 1. Meeting all requirements of the previously approved concept subdivision plan (1-SB-05-C) and use on review (1-D-05-UR)
2. Meeting all applicable requirements of the Knoxville Zoning Ordinance

Summary of MPC action: APPROVE the revised front setback from 25' to 10' along the Nature Ln. frontage of lot 120 in Unit 2 of Stratford Park Subdivision as shown on the development plan subject to 2 conditions

Date of MPC Approval: 12/14/2006 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: Disposition of Case, Second Reading:

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance: