

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: 2-C-13-UR **Related File Number:**
Application Filed: 12/31/2012 **Date of Revision:**
Applicant: M & M DEVELOPMENT

PROPERTY INFORMATION

General Location: West side of Summit Station Ln., east side of Black Rd.
Other Parcel Info.:
Tax ID Number: 130 J C 14-15 **Jurisdiction:** County
Size of Tract: 0.4 acres
Accessibility: Access is via Summit Station Ln., a local street with a pavement width of 26' within a 50' wide right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Developing subdivision
Surrounding Land Use:
Proposed Use: Reduce the peripheral boundary setback from 35 ft. to 20 ft. and permit detached dwellings at 11907 & 11913 Summit Station Ln. (130 JC 014 & 015) **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Urban Growth Area- Farragut
Neighborhood Context: The site is within a developing subdivision that is surrounded by low density residential development.

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

Street: 11913 Summit Station 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 original concept plan and use on review were approved in 2006. A subsequent revision to a portion of that plan was approved in 2011 (4-D-11-UR).

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 revise the peripheral boundary setback to 20 feet and permit detached dwellings on the two lots shown on the site plan subject to 2 conditions

Staff Recomm. (Full):
1. Meeting all other applicable requirements of the Knox County Zoning Ordinance
2. Meeting all other applicable requirements of the previously approved use on review

Comments: The applicant is requesting that the previously approved peripheral boundary setback for two lots in this 33 lot development be reduced from 35' to 20'. The two lots in question are at the end of a cul de sac. Due to the narrow width at the front of the lots, the preferred building sites will need to be moved toward the rear of each lot. This will cause the building footprint for the proposed houses to encroach into the existing peripheral setback. The Knox County Zoning Ordinance permits the MPC to lessen the required peripheral setback when the property in question adjoins other residential or agriculturally zoned land. In this case the adjoining property is zoned RA residential and A agricultural. As originally designed this project was to be developed with attached residential units. The roads and lotting arrangement were installed with that concept in mind. Due to market forces, the applicant has changed his concept from attached dwellings to detached dwellings as the preferred type of unit that is to be built in this project.

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

1. The proposed revised plan will have minimal impact on local services since water and sewer utilities are in place to serve this site.
2. The proposed detached residential subdivision at a density of 2.39 du/ac, is consistent in use and density with the approved rezoning of the property.

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

1. The proposed revisions meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance with the recommended conditions.
2. The proposed subdivision 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 (See comments below). The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use will not draw additional traffic through residential areas since access is to an arterial street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan designates this property for low density residential use. The PR zoning allows consideration of a density up to 4 du/ac. The subdivision was approved at a density of 2.39 du/ac is consistent with the Sector Plan and zoning designation.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved

Meeting Date: 2/14/2013

Details of Action:

Summary of Action: APPROVE the request to revise the peripheral boundary setback to 20 feet and permit detached dwellings on the two lots shown on the site plan subject to 2 conditions

Date of Approval: 2/14/2013

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:

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: