

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-E-16-UR
Application Filed: 12/28/2015
Applicant: ROBERT PHILLIPS

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Northwest side of Bent Ridge Ln., southwest of Fox Cove Rd.
Other Parcel Info.:
Tax ID Number: 143 E E 020-023 **Jurisdiction:** City
Size of Tract: 1.6 acres
Accessibility: Access is via Bent Ridge Ln., a local street with a pavement width of 26' within a 50' wide right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant lots
Surrounding Land Use:
Proposed Use: Reduction of the required front yard setback **Density:** 2.39 du/ac
Sector Plan: Southwest County **Sector Plan Designation:** LDR 9Low Density Residential)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: These lots are surrounded by other detached residential development that has occurred in the PR, RP-1 and RA residential zones.

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

Street:
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: A revised concept plan and use on review for this development was approved in 2011. The final plat for the lots in question was approved by MPC in 2014.

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 required front yard setback from 25' to 20 as shown on the site plans subject to 2 condition

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. Meeting all applicable requirements of the Knoxville Engineering Dept.

Comments:

This applicant is requesting a reduction in the required front yard setback for 4 lots in Fox Creek Subdivision. The current required front setback is twenty-five feet. The applicant is requesting a reduced front yard setback of twenty feet. When this project 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 this development, the Knoxville Zoning Ordinance has been amended to permit MPC to establish the minimum required setback. Twenty feet is now the most commonly requested front setback in the subdivisions that are approved by MPC. In this particular case, the twenty foot front setback will permit the applicant to bring the houses forward on these lots in order to create some additional separation from the detention basin.

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. Reduce the front setback will allow each house to be further separated from the detention pond.

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

1. With the recommended conditions, the reduced setbacks 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 Southwest County 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: 2/11/2016

Details of Action:

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. Meeting all applicable requirements of the Knoxville Engineering Dept.

Summary of Action:

APPROVE the request to reduce the required front yard setback from 25' to 20 as shown on the site plans subject to 2 condition

Date of Approval:

2/11/2016

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: