CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 2-N-06-UR Related File Number:

Application Filed: 1/13/2006 **Date of Revision:**

Applicant: KEN HARRIGAN

Owner:



Suite 403 • City County Building 4 0 0 Main Street 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

PROPERTY INFORMATION

General Location: Northwest side of Waters Edge Ln., west of S. Northshore Dr.

Other Parcel Info.:

Tax ID Number: 121 O A 10.03 Jurisdiction: City

Size of Tract: 8900 square feet

Accessibility: Access is via Waters Edge Lane, a private joint permanent easement with a 40' right of way and 16'

pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant

Surrounding Land Use:

Proposed Use: Reduction of the front yard setback for a single family residence Density:

Sector Plan: West City Sector Plan Designation: LDR

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This property is located in a single-family neighborhood.

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

Street: 6315 Waters Edge 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:

1/31/2007 12:32 PM Page 1 of 3

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: Kelley Schlitz

Staff Recomm. (Abbr.): APPROVE front yard setback reduction from 14 feet to 10 feet because this short reduction will not be

noticeable enough to negatively impact surrounding property owners.

Staff Recomm. (Full):

Comments: The applicant is requesting a front yard setback reduction from 14' to 10' on the last buildable lot in the

Westminster Green Subdivision, 6315 Waters Edge Lane (Lot #2). The applicant originally requested a front yard setback reduction from 25' to 10'. The applicant was unaware that the Board of Zoning Appeals granted a variance for this property, along with the remaining 5 lots on the west side of Waters Edge Lane, in May of 1995. At that time, all six lots were granted a front yard setback reduction from

25' to 14'.

Due to a recent amendment to the RP-1 (Planned Residential) zoning regulations, MPC will now review all revised development plan requests for the City's planned residential districts. Requests made for

setback reduction will be considered as a use on review.

NEED AND JUSTIFICATION

According to the applicant, a front yard setback reduction is necessary to accommodate the proposed building design. Required off street parking is provided along Waters Edge Lane and will accommodate

any potential visitor parking.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND

THE COMMUNITY AS A WHOLE

Staff does not believe that a 10' front yard setback will negatively affect the character of the

neighborhood. Since this property is the last buildable lot in the subdivision, the 4' reduction will not set

a precedence for future development.

MPC Action: Approved MPC Meeting Date: 2/9/2006

Details of MPC action:

Summary of MPC action: APPROVE front yard setback reduction from 14 feet to 10 feet because this short reduction will not be

noticeable enough to negatively impact surrounding property owners.

Date of MPC Approval: 2/9/2006 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":

Amendments: Amendments:

1/31/2007 12:32 PM Page 2 of 3

Date	of	l ea	isla	ative	Δ	nne	al:
Date	U I	ьсч	1316	4 L I V S	- ^	NNC	aı.

Effective Date of Ordinance:

1/31/2007 12:32 PM Page 3 of 3