

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: 3-B-15-UR **Related File Number:**
Application Filed: 1/16/2015 **Date of Revision:**
Applicant: PRECISION CRAFTERS

PROPERTY INFORMATION

General Location: North side of Spring Park Rd., west side of Sinclair Rd.
Other Parcel Info.:
Tax ID Number: 71 A L 041 & 042 **Jurisdiction:** City
Size of Tract: 11250 square feet
Accessibility: Access is via Spring Park Rd. a local street with a 26' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant lots
Surrounding Land Use:
Proposed Use: Revise development plan to reduce the required rear yard setback for 743 & 747 Spring Park Rd. **Density:**
Sector Plan: East City **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: These lots are located in the Spring Hill Villas Subdivision. The subdivision contains both attached and detached dwellings on individual lots. Neighborhoods surrounding this subdivision have been developed with residential uses under R-1 and RP-1 zoning.

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: The property was zoned RP-1 in 1998. The final plat for the subdivision was approved in 2003

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 rear yard setbacks for proposed attached dwellings to be located at 743 & 745 Spring Park Rd. from 25' to 14' as requested subject to the following 3 conditions:

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Dept. of Engineering.
2. Meeting all requirements of the approved concept plan/use on review and final plat.
3. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

Comments:

The applicant is requesting a rear yard setback reduction from 25' to 14' on two lots located in the Spring Hill Villas Subdivision. It is the applicant's intent to construct two attached dwellings on these lots. The concept plan/use-on-review for this project was approved in February of 1999 (11-SF-98-C/11-R-98-UR). A final plat was approved in January of 2003. According to the applicant, the rear yard setback reductions are necessary in order to accommodate the proposed building design due to the corner lot location. Due to an amendment to the RP-1 (Planned Residential) zoning regulations, MPC reviews all revised development plan requests for the City's planned residential districts. Requests made for setback reductions are now considered as a use-on-review.

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

1. The proposal will have no impact on schools.
2. No additional traffic will be added to Spring Park Rd. with the approval of this request.
3. Public water and sewer utilities are available to serve the development.
4. Staff does not believe that a 25' to 14' rear yard setback will negatively affect the character of the neighborhood. As many as 10 other lots in the subdivision have obtained reduced setbacks through the use-on-review process..

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposed changes are 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 additional traffic through residential areas.
2. The proposal meets all requirements of the RP-1 zoning district and a use on review.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The East City Sector Plan proposes low density residential uses for this site.

Action:

Approved

Meeting Date: 3/12/2015

Details of Action:

1. Meeting all applicable requirements of the Knoxville Dept. of Engineering.
2. Meeting all requirements of the approved concept plan/use on review and final plat.
3. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

Summary of Action:

APPROVE the request to reduce the rear yard setbacks for proposed attached dwellings to be located at 743 & 745 Spring Park Rd. from 25' to 14' as requested subject to the following 3 conditions:

Date of Approval:

3/12/2015

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: