

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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w w w • k n o x m p c • o r g

File Number: 4-E-11-UR **Related File Number:**
Application Filed: 2/28/2011 **Date of Revision:**
Applicant: HOLSINGER CONSTRUCTION, LLC

PROPERTY INFORMATION

General Location: North side of Kingdom Ln., west of Sunny Hill Rd. and Hill Rd.
Other Parcel Info.:
Tax ID Number: 28 G F 003 **Jurisdiction:** County
Size of Tract: 10323 square feet
Accessibility: Access is via Kingdom Ln., a local street with a 26' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant lot
Surrounding Land Use:
Proposed Use: Reduction of 35 foot peripheral setback **Density:** NA
Sector Plan: North County **Sector Plan Designation:** LDR
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The site is located within an existing subdivision that has developed under PR (Planned Residential) zoning.

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

Street: 4009 Kingdom 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: Property rezoned to PR on 8/23/2004. Adjoining property to the north rezoned to PR on 9/24/2007.

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:

Tom Brechko

Staff Recomm. (Abbr.):

APPROVE the request to reduce the peripheral setback for this one lot as identified on the development plan from 35 feet to 22 feet, subject to 3 conditions.

Staff Recomm. (Full):

- 1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 2. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
- 3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

With the conditions noted, this plan meets the requirements for approval of a use on review in the PR zoning district.

Comments:

The applicant is requesting a reduction of the peripheral setback from 35' to 22' for one lot within Solomon Place Subdivision. The Knox County Zoning Ordinance allows the Planning Commission to approve a reduction of the peripheral setback down to 15' if the adjoining property is also zoned PR (Planned Residential). The peripheral boundary for Solomon Place Subdivision adjoins a vacant 33 acre tract which is zoned PR. The setback reduction is restricted to a 20' minimum since there is a 20' drainage easement along the property line.

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

- 1. The proposed peripheral setback reduction will have a minimal impact on adjoining property since the 33 acre tract is undeveloped.
- 2. Solomon Place Subdivision includes a stub-out street that will allow for future connection of the existing subdivision to the adjoining tract.

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

- 1. The proposed setback reduction meets the requirements of the PR zoning district and all other requirements of the Zoning Ordinance.
- 2. The proposed setback reduction is consistent with the general standards for uses permitted on review: The proposal 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 outside of the existing subdivision.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The proposal is consistent with the North County Sector Plan.
- 2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action:

Approved

Meeting Date: 4/14/2011

Details of Action:

- 1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 2. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
- 3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

With the conditions noted, this plan meets the requirements for approval of a use on review in the PR

zoning district.

Summary of Action: APPROVE the request to reduce the peripheral setback for this one lot as identified on the development plan from 35 feet to 22 feet, subject to 3 conditions.

Date of Approval: 4/14/2011

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: