

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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www.knoxmpc.org

File Number: 4-G-09-UR

Related File Number:

Application Filed: 2/25/2009

Date of Revision:

Applicant: MARC BROWN

PROPERTY INFORMATION

General Location: West side of Rocky Mountain High Blvd., north of E. Beaver Creek Dr.

Other Parcel Info.:

Tax ID Number: 57 B E 003

Jurisdiction: City

Size of Tract: 3400 square feet

Accessibility: Access is via Rocky Mountain High Bv., a local street with a pavement width of 36' within a 70' wide right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Attached residential development

Surrounding Land Use:

Proposed Use: Reduction of rear yard setback for patio room addition

Density:

Sector Plan: North County

Sector Plan Designation: MDR

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

Neighborhood Context: Property in the area is zoned PR, RB and R-2 residential, CA commercial and OS-1 open space. Development consists of an attached condominium project to the east, Beaver Creek on the north, Interstate 75 to the west and undeveloped commercially zoned land to the south.

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

Street: 7113 Rocky Mountain High Blvd

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 subdivision and development plan for alpine Meadow was approved in 2002

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 setback from 20' to 18' for the purpose of adding a patio room as shown on the development plan subject to 1 condition

Staff Recomm. (Full): 1. Meeting all applicable requirements of the Knoxville Zoning Ordinance

Comments: The applicant desires to add a patio room on to the dwelling. It would be built over the existing concrete patio. At the time the development plan was approved for Alpine Meadows subdivision, it established the rear setback at 20' from the property line. The existing patio extends 2' into the setback. An open deck or patio may extend up to 10' into a required building setback. By virtue of the fact that the applicant now wishes to construct an enclosed room over the patio, a reduction in the required rear setback has become necessary. There are a number of dwellings in the development that have already enclosed their patio. The applicant has the permission from the homeowners association to construct the addition. The lot is enclosed with a privacy fence.

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

1. The proposed patio room addition will have no impact on local services since all utilities are in place to serve this development.
2. The proposal is compatible with the surrounding development. This addition will have minimal impact on adjacent properties.

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

1. The proposed patio room addition 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 neighborhoods 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan identifies the property for medium density residential use. The proposed development is consistent with this use because day care facilities are allowed as a use permitted on review in the R-1 and R-2 zoning districts.

MPC Action: Approved

MPC Meeting Date: 4/9/2009

Details of MPC action: 1. Meeting all applicable requirements of the Knoxville Zoning Ordinance

Summary of MPC action: APPROVE the request to reduce the rear yard setback from 20' to 18' for the purpose of adding a patio room as shown on the development plan subject to 1 condition

Date of MPC Approval: 4/9/2009

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:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: