

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-I-07-UR **Related File Number:**
Application Filed: 3/12/2007 **Date of Revision:**
Applicant: WEATHERSTONE, LLC

PROPERTY INFORMATION

General Location: South side of Laurel Ridge Ln., northeast of Autumn Valley Ln.
Other Parcel Info.:
Tax ID Number: 143 D G 1-10 OTHER: 143 DC 015 **Jurisdiction:** City
Size of Tract: 4.25 acres
Accessibility: Access is via Pipkin Ln., a local street with a pavement width of 26'.

GENERAL LAND USE INFORMATION

Existing Land Use: Subdivision under development
Surrounding Land Use:
Proposed Use: Revised front setbacks for approved detached residential development **Density:** 2.47 du/ac
Sector Plan: Southwest County **Sector Plan Designation:** SLPA (Slope protection)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: Property in the area is zoned A agricultural, PR, RP-1 and RA residential. Development consists of detached single family dwellings. Pellissippi Parkway (I-140) borders the site to the east.

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: Concept subdivision and development plan approved by MPC on 4/13/2006 for up to 135 dwellings

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 amend the development plan to permit a 15' front yard setback for the detached dwellings as shown on the plan (lots 84-94) subject to 2 condition

Staff Recomm. (Full): 1. Meeting all required conditions of the previously approved concept subdivision plan (1-SF-04-C) and use on review (1-H-04-UR).
2. Meeting all other applicable requirements of the Knoxville Zoning Ordinance

Comments: The applicant is requesting to amend the previously approved development plan (1-H-04-UR). At the time the plan was approved the applicant stated that the detached dwellings would be required to have a 25' front yard setback. The applicant is now requesting the front yard setback for the some of the detached units be permitted to be decreased to 15'. The RP-1(Planned Residential) district permits the applicant with the approval of the MPC to establish the minimum required setbacks. A 15' front setback has been approved in past when there are site circumstances that make have a larger setback impractical. Due to the steepness of this site, staff believes the 15' front setback can be justified. Each dwelling will be constructed with a two car garage.

MPC Action: Approved

MPC Meeting Date: 4/12/2007

Details of MPC action: 1. Meeting all required conditions of the previously approved concept subdivision plan (1-SF-04-C) and use on review (1-H-04-UR).
2. Meeting all other applicable requirements of the Knoxville Zoning Ordinance

Summary of MPC action: APPROVE the request to amend the development plan to permit a 15' front yard setback for the detached dwellings as shown on the plan (lots 84-94) subject to 2 condition

Date of MPC Approval: 4/12/2007

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: