

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
4 0 0 M a i n S t r e e t
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

File Number: 5-A-13-UR
Application Filed: 3/15/2013
Applicant: JAN G. LOVELACE

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Southwest side of Ridgeland Dr., southeast of Summit Station Ln.
Other Parcel Info.:
Tax ID Number: 130 J D 006 **Jurisdiction:** County
Size of Tract:
Accessibility: Access is via Ridgeland Dr., a local street with a pavement width of 26' within a 50' wide right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Detached dwelling
Surrounding Land Use:
Proposed Use: Reduction of the peripheral boundary setback from 35' to 20' for a covered porch/sunroom. **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Urban Growth Area
Neighborhood Context: The site is within a developing subdivision that is surrounded by low density residential development.

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

Street: 11708 Ridgeland Dr
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 was rezoned to PR (Planned Residential) in April, 2006.

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 revise the peripheral boundary setback for this lot, from 35 feet to 20 feet, to allow the covered porch/sunroom as shown on the site plan subject to 2 conditions

Staff Recomm. (Full): 1. Meeting all other applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all other applicable requirements of the previously approved use on review.

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

Comments: The applicant is requesting that the peripheral boundary setback for this lot be reduced from 35' to 20'. The setback reduction is being requested to allow a covered porch/sunroom at the rear of the residence. The lot in question has an odd shape that restricts its use more than the adjoining lots which have either a greater depth or are larger in size. The existing residence was built at the 35' peripheral setback.

The Knox County Zoning Ordinance permits the Planning Commission to reduce the required peripheral setback when the property in question adjoins other residential or agriculturally zoned land. In this case the adjoining property is zoned A (Agricultural).

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

- 1. The proposed revised plan will have minimal impact on local services since water and sewer utilities are in place to serve this site.
- 2. The proposed detached residential subdivision at a density of 2.39 du/ac, is consistent in use and density with the approved rezoning of the property.

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

- 1. The proposed revisions meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance with the recommended conditions.
- 2. The proposed subdivision 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 (See comments below). The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use will not draw additional traffic through residential areas since access is to an arterial street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Northwest County Sector Plan designates this property for low density residential use. The PR zoning allows consideration of a density up to 4 du/ac. The subdivision was approved at a density of 2.39 du/ac is consistent with the Sector Plan and zoning designation.
- 2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved

Meeting Date: 5/9/2013

Details of Action:

Summary of Action: APPROVE the request to revise the peripheral boundary setback for this lot, from 35 feet to 20 feet, to allow the covered porch/sunroom as shown on the site plan subject to 2 conditions

Date of Approval: 5/9/2013

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: