

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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Levan King Cranston

Staff Recomm. (Abbr.): Approve the request to reduce the front building setback for lots 1-16 located at Highlands at Clear Springs Unit 1 subject to 2 conditions.

Staff Recomm. (Full): 1) Meeting all other applicable requirements of the City of Knoxville Engineering Department.
2) Meeting all other applicable requirements of the City of Knoxville Zoning Ordinance.

With the conditions noted above, this request meets the former RP-1 (Planned Residential) zone requirements, the previously approved development plan, and the other criteria for approval of a special use for modifications to previously approved planned districts per Article 1.4.G.

Comments: The applicant is requesting that the Planning Commission approve a reduction to the front yard setback from 25-ft to 20-ft associated with the previously approved concept plan for Clear Springs Plantation Subdivision (9-G-18-UR) that was approved by the Planning Commission on 9/13/2018. In addition, the subdivision was originally approved while it was in Knox County and the City of Knoxville annexed the subdivision in 2006. This reduction will allow the proposed dwellings to fit on the already graded building pads and not encroach onto the 2:1 slope.

DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10 – SECTION 2)
The planning commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

1) THE PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.

A. The One Year Plan and Sector Plan designations for this site are LDR (Low Density Residential), which recommends low density residential uses.

B. The proposal to reduce the front yard setback is consistent with the adopted plans and policies.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.

A. Former RP-1 zone had a default front setback of 25-ft but it allowed the Planning Commission to consider other variations. The applicant is requesting approval to reduce the front yard setback from 25-ft to 20-ft for lots 1-16 located at Highlands at Clear Springs Unit 1 because the proposed development will not fit on the existing graded building pads.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. The proposal to reduce the front yard setback from 25-ft to 20-ft is anticipated to be compatible with the character of surrounding developments.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

A. The proposal to reduce the front yard setback is not anticipated to significantly injure the value of adjacent properties.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

A. The proposal to reduce the front yard setback will not contribute to an increase in traffic through residential areas.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed development.

Action: Approved

Meeting Date: 5/12/2022

Details of Action:

Summary of Action: Approve the request to reduce the front building setback for lots 1-16 located at Highlands at Clear Springs Unit 1 subject to 2 conditions.

Date of Approval: 5/12/2022

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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: