

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: 5-K-04-UR **Related File Number:**
Application Filed: 4/12/2004 **Date of Revision:**
Applicant: WEATHERSTONE, LLC
Owner:

PROPERTY INFORMATION

General Location: Southwest side Pipkin Ln., northwest of Fox Rd.
Other Parcel Info.:
Tax ID Number: 143 110 **Jurisdiction:** City
Size of Tract: 57.45 acres
Accessibility: Access is via Pipkin Ln., a local street with a pavement width of 26'.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Approval of the front building setback at 15 feet for attached single family dwellings **Density:** 2.30 du/ac
Sector Plan: Southwest County **Sector Plan Designation:** LDR and 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 (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) @ 1-3 du/ac
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Concept subdivision and development plan approved by MPC on 1/8/2004 for up to 134 units

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

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 attached single family dwellings as shown on the plan subject to 1 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).

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 attached single family dwellings would be required to have a 20' front yard setback. The applicant is now requesting the front yard setback for the attached units be permitted to be decreased to 15'. The PR (Planned Residential) zone permits the applicant with the approval of the MPC to establish the minimum required setbacks. A 15' front setback has been approved in a number of projects when the development will provide two car garages for each of the proposed dwellings. Staff only requires a 20' setback when the development will contain units with a one car garage or no garage. These standards have been established to make sure that the required parking for each dwelling can be accommodated on the lot with the dwelling.

MPC's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning and Appeals. The date of the appeal hearing will depend on when the appeal application is filed with the Knox County Codes Administration Department. Appellants have 30 days to appeal an MPC decision in Knox County.

MPC Action: Approved

MPC Meeting Date: 5/13/2004

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).

Summary of MPC action: APPROVE the request to amend the development plan to permit a 15' front yard setback for the attached single family dwellings as shown on the plan subject to 1 condition

Date of MPC Approval: 5/13/2004

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: