

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: 6-A-15-UR
Application Filed: 4/20/2015
Applicant: JESSE HURLEY

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: North and south sides of Cascade Meadows Wy., west and south sides of Teras Point Wy.
Other Parcel Info.:
Tax ID Number: 29 056 **Jurisdiction:** County
Size of Tract: 0.7 acres
Accessibility: Access is via Cascade Meadows Wy. and Teras Point Wy. both are joint permanent easements with a 26' pavement width within a 40' wide right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant lots
Surrounding Land Use:
Proposed Use: Reduction of the periphery boundary setback from 35' to 15' for specified lots **Density:**
Sector Plan: North County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The lots are located in Teras Point Subdivision. That development is surrounded by detached dwellings that have been developed under the A (Agricultural) RA (Low Density Residential) zoning classifications.

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

Street:
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: The property was zoned PR (Planned Residential) @ 5 du/ac in 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: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the request to reduce the peripheral boundary setback from 35' to 25' for lots 1, 2, 6, 13-15 & 20-24 and approve the reduction from 35' to 15' for lots 4 and 17 as shown on the site plan subject to 1 condition

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

With the condition noted, this plan meets the requirements for approval in the PR (Planned Residential) zoning district and the other criteria for approval of a use on review.

Comments: The applicant is requesting that MPC approve the reduction in the required peripheral boundary setback from 35' to 15' for a number of the lots in Teras Point Subdivision . This is a developing subdivision that is located off of Brown Gap Rd in North Knox County.. The Knox County Zoning Ordinance allows the Planning Commission to reduce the peripheral setback down to 15' when the property adjoins residential zoning districts such as the PR (Planned Residential), RA (Low Density Residential) and A (Agricultural) districts. The majority of the peripheral boundary of this subdivision borders A agricultural and RA zoning that has a rear yard setback requirement of 25'. Houses on the surrounding property are located more than 150' from any proposed dwellings in this development. After review the staff requested that the applicant consider using a 25' peripheral boundary setback on all lots if possible. The applicant has submitted a revised plan that requests a reduction from 35' to 25' for 11 lots and from 35' to 15' for only 2 lots.

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

1. The setback reduction will have no impact on local services since all utilities are in place to serve this site.
2. Granting this request should have little impact on adjoining property since the zoning districts have setbacks similar to or greater than what is being requested for this subdivision.

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

1. The proposed setback reduction is consistent with standards for development within the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinances.
2. The request 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 neighborhood 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 designates this property for low density residential uses. With the requested setback reduction, the subdivision remains consistent with the Sector Plan.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved

Meeting Date: 6/11/2015

Details of Action:

Summary of Action: APPROVE the request to reduce the peripheral boundary setback from 35' to 25' for lots 1, 2, 6, 13-15 & 20-24 and approve the reduction from 35' to 15' for lots 4 and 17 as shown on the site plan subject to 1 condition

Date of Approval: 6/11/2015

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: