

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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File Number: 6-A-17-UR **Related File Number:**
Application Filed: 4/12/2017 **Date of Revision:**
Applicant: CARDINAL BUILDERS LLC

PROPERTY INFORMATION

General Location: Northeast side of Appaloosa Way, southeast side of Palmino Way.
Other Parcel Info.:
Tax ID Number: 144 F C 029 **Jurisdiction:** County
Size of Tract: 12006 square feet
Accessibility: Access is via Appaloosa Wy., a private joint permanent easement with a pavement width of 26' within a 40' wide right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: House
Surrounding Land Use:
Proposed Use: Reduce rear setback from 15' to 7.75'. **Density:** NA
Sector Plan: Southwest County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This is a lot located in the Polo Club Subdivision. There are many other low density residential subdivisions in the area. Polo Club adjoins the A.L. Lotts Elementary School property. The predominant zoning found in the area is PR (Planned Residential).

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

Street: 1206 Appaloosa Way
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 use on review and concept plan for the Polo Club Subdivision was approved in 2002

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 rear yard setback for this location (144FC029) from 15' to 7.75' 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

Comments: The applicant is requesting a reduction in the rear yard setback from the 15' as it was approved in 2002 (8-H-02-UR) to 7.75'. The deck that was built on the rear of this applicant's dwelling encroaches on the neighboring lot. In order to address the issue the applicant has submitted an Administrative Plat (3-L-17) which will move the rear lot line enough to get all of the improvements on the lot with the house. However, it cannot be moved enough to make the deck conforming with the required rear yard setback and maintain Lot 30R as a viable building lot. MPC has the authority to establish and regulate building setbacks in the PR (Planned Residential) Zone. The request to reduce this rear setback to 7.75' will exceed the 5' wide minimum required side yard setback. In this particular case reducing the rear yard of the applicant's property will have little impact on the adjoining property because the footprint of any future construction on lot 30R can be adjusted to take into consideration this reduced rear yard.

Action: Approved

Meeting Date: 6/8/2017

Details of Action:

Summary of Action: APPROVE the request to reduce the rear yard setback for this location (144FC029) from 15' to 7.75' as shown on the site plan subject to 1 condition

Date of Approval: 6/8/2017

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: