

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-C-04-UR **Related File Number:**
Application Filed: 5/10/2004 **Date of Revision:**
Applicant: RANDY FAULKNER
Owner:

PROPERTY INFORMATION

General Location: North and south side of Canter Ln., north of Tate Trotter Rd.
Other Parcel Info.:
Tax ID Number: 47 A B 001 - 028 **Jurisdiction:** County
Size of Tract: 9.5 acres
Accessibility: Access is via Canter Ln., a local street with a 26' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Detached single-family subdivision
Surrounding Land Use:
Proposed Use: Detached single-family subdivision with a reduction of the front setback to 20' and side setback to 5' **Density:** 2.95 du/ac
Sector Plan: North County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The site is located at the northern end of Trotter's Gait Subdivision and adjoins rural residential property.

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

Street: Canter Ln
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: None noted

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: Tom Brechko

Staff Recomm. (Abbr.): DENY the request to amend the subdivision plat for Trotter's Gait Subdivision, Unit 3, to permit a reduction of the front yard setback from 25' to 20' and the side yard setback from 8' to 5' for the following reasons:

Staff Recomm. (Full): 1. The approved setbacks of 25' front yard, 8' side yard and 25' rear yard are consistent with the required setbacks for the adjoining units of the subdivision. 2. Units 1 and 2 of the subdivision, having wider lots, have been developed with residences having side loaded garages creating greater distances between residences. With the narrower lots in Unit 3, the opportunity for side load garages is greatly reduced and a reduced side yard setback will create a more dense development that is not in keeping with the first two units of the subdivision. 3. The reduction of the front yard setback will also add to the denser appearance of this unit of the subdivision.

Comments: The Planning Commission approved the concept plan for Unit 3 of this subdivision on December 12, 2002. There was considerable discussion at that time concerning the reduction of lot widths from the 90' to 95' found in the first two units to the 80' proposed for the third unit (see attached minutes). The Planning Commission added a condition that the lot width shall be increased to 85' measured at the building setback line. It was also a condition of the approval that the protective covenants that apply to Units 1 & 2 of the subdivision would also apply to this final unit of the subdivision.

The concept plan that was approved for Unit 3 included setbacks of 25' front yard, 8' side yard and 25' rear yard. These setbacks were requested by Staff so that the final unit of the subdivision would be consistent with the required setbacks for the adjoining units of the subdivision. With lot widths of 90' to 95', the first two units of the subdivision have been developed with residences having side loaded garages with an average distance of over 30' between residences. With the narrower lots in Unit 3, the opportunity for side loaded garages is greatly reduced and a reduced side yard setback will create a more dense development that is not in keeping with the first two units of the subdivision.. The reduction of the front yard setback will also add to the denser appearance of this unit of the subdivision.

MPC Action: Denied MPC Meeting Date: 6/10/2004

Details of MPC action: 1. The approved setbacks of 25' front yard, 8' side yard and 25' rear yard are consistent with the required setbacks for the adjoining units of the subdivision. 2. Units 1 and 2 of the subdivision, having wider lots, have been developed with residences having side loaded garages creating greater distances between residences. With the narrower lots in Unit 3, the opportunity for side load garages is greatly reduced and a reduced side yard setback will create a more dense development that is not in keeping with the first two units of the subdivision. 3. The reduction of the front yard setback will also add to the denser appearance of this unit of the subdivision.

Summary of MPC action: DENY the request to amend the subdivision plat for Trotter's Gait Subdivision, Unit 3, to permit a reduction of the front yard setback from 25' to 20' and the side yard setback from 8' to 5' for the following reasons:

Date of MPC Approval: Date of Denial: 6/10/2004 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:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: