

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-08-UR **Related File Number:**
Application Filed: 5/2/2008 **Date of Revision:**
Applicant: S&E PROPERTIES, LLC.

PROPERTY INFORMATION

General Location: North side of Winter Sun Ln., southeast of Cumberland Ridge Dr.
Other Parcel Info.:
Tax ID Number: 143 D E 023 **Jurisdiction:** City
Size of Tract: 0.3 acres
Accessibility: Access is via Wintersun Ln., a local street with a 26' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Reduction of the required periphery boundary from 25' to 15' along the northern property line **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** LDR
Growth Policy Plan: Urban Growth Area
Neighborhood Context: This lot is located within the Fox Creek Subdivision which is currently under construction. Properties surrounding the subdivision have been developed with residential uses under RP-1 zoning.

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

Street: 10023 Wintersun Ln
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RP-1 (Planned Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Rezoned to RP-1 in 2003 (1-I-03-RZ).

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:

Kelley Schlitz

Staff Recomm. (Abbr.):

APPROVE the request to reduce the required periphery boundary from 25' to 15' as shown on the development plan, subject to the following 3 conditions:

Staff Recomm. (Full):

- 1. Meeting all applicable requirements of the Knoxville Dept. of Engineering.
- 2. Meeting all requirements of the approved concept plan/use-on-review and final plat (10-SE-05-C/10-SS-05-F).
- 3. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

Comments:

The applicant is requesting a peripheral boundary reduction from 25' to 15' on a lot located within the Fox Creek Subdivision. The final plat was approved in November of 2005 (10-SS-05-F) for 81 lots. According to the applicant, the peripheral boundary reduction along the rear property line of parcel 23 is necessary in order to accommodate the proposed building design for this lot. MPC reviews all revised development plan requests for the City's planned residential districts, and this includes requests made for peripheral boundary reductions.

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

- 1. The proposal will have no impact on schools.
- 2. No additional traffic will be added to Winter Sun Ln. with the approval of this request.
- 3. Public water and sewer utilities are available to serve the development.
- 4. Staff does not believe that a 15' peripheral setback will negatively impact the character of the neighborhood and will not set a precedent for future development. The subject property does not abut a residence, but is adjacent to Autumn Valley Ln which is located in the Weatherstone subdivision. Therefore, this reduction will not encroach closer to a residence.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

- 1. The proposed dwelling 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.
- 2. The proposal meets all requirements of the RP-1 zoning district and a use on review with the approval of the waiver.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

- 1. The Southwest County Sector Plan proposes low density residential uses for this site.

MPC Action:

Approved

MPC Meeting Date: 6/12/2008

Details of MPC action:

- 1. Meeting all applicable requirements of the Knoxville Dept. of Engineering.
- 2. Meeting all requirements of the approved concept plan/use-on-review and final plat (10-SE-05-C/10-SS-05-F).
- 3. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

Summary of MPC action:

APPROVE the request to reduce the required periphery boundary from 25' to 15' as shown on the development plan, subject to the following 3 conditions:

Date of MPC Approval:

6/12/2008

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: