

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-E-18-UR
Application Filed: 4/30/2018
Applicant: DAVE WILKINSON

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: South side of Nubbin Ridge Rd., east of Wallace Rd.
Other Parcel Info.:
Tax ID Number: 133 F B 007, 009 AND 010 **Jurisdiction:** County
Size of Tract: 5.03 acres
Accessibility: Access is via Nubbin Ridge Rd. a major collector street with 19' of pavement width within 65' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Reduction of the rear yard setback to 10 feet for proposed Lots 10 and 11 **Density:** 3.08 du/ac
Sector Plan: West City **Sector Plan Designation:** LDR
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: The site is located in an area along Nubbin Ridge Rd. that includes a mix of rural and low density residential development under A (Agricultural), RA (Low Density Residential) and PR (Planned Residential) zoning.

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

Street: 0 Nubbin Ridge Rd
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 rezoned to PR (Planned Residential) with a density of up to 4 du/ac by Knox County Commission on July 24, 2017

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: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the request to reduce the rear yard setback for proposed Lots 10 and 11 from 15' to 10' along the lot line that borders the common area/detention basin, subject to 2 conditions.

Staff Recomm. (Full): 1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all requirements of the Knox County Department of Engineering and Public Works.

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

Comments: The applicant is requesting approval to reduce the rear yard setback for proposed Lots 10 and 11 from 15' to 10' along the lot line that borders the common area/detention basin located at the southeast corner of the subdivision. The access easement to the detention basin restricts the buildable area on proposed Lot 10.

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

1. The reduced rear yard setback along this common area property line should not have a negative impact on this property or the residential development located to the east.

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

1. The proposal meets all requirements of the PR zoning as well as the general criteria for approval of a use on review.
2. The recommended rear yard setback for the two lots is consistent with the following general standards for uses permitted on review: The proposal 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. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The West City Sector Plan designates this property for low density residential uses with a maximum density of 5 du/ac. At a proposed density of 3.08 du/ac, the proposed subdivision is consistent with the Sector Plan.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved

Meeting Date: 6/14/2018

Details of Action:

Summary of Action: APPROVE the request to reduce the rear yard setback for proposed Lots 10 and 11 from 15' to 10' along the lot line that borders the common area/detention basin, subject to 2 conditions.

Date of Approval: 6/14/2018

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: