

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

Suite 403 • City County Building
4 0 0 M a i n S t r e e t
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
w w w • k n o x m p c • o r g

File Number: 6-G-16-UR **Related File Number:**
Application Filed: 4/25/2016 **Date of Revision:**
Applicant: SOREY CONSTRUCTION, LLC

PROPERTY INFORMATION

General Location: Northeast side of Stone Harbor Wy., northeast of Hart Rd,
Other Parcel Info.:
Tax ID Number: 154 06601 (UNIT 8) **Jurisdiction:** County
Size of Tract: 6.373 sq. ft.
Accessibility: Access is via Stone Harbor Wy., a private drive paved to a width of 26'.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Reduction of required peripheral boundary setback from 35' to 25' **Density:** NA
Sector Plan: Southwest County **Sector Plan Designation:** LDR (Loe Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The site is located at the intersection of S. Northshore Dr. and Hart Rd. The surrounding area is developed primarily with single family dwellings. A convenience store adjoins the site along its western boundary. Carl Cowan Park is located to the south of the property.

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

Street: 1830 Stone Harbor 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: PR (Planned Residential) zoning at 1-3.5 du/ac was approved on 8/28/2000 (4-X-00-RZ). Use on review for 26 detached residential condominiums was approved by MPC on 6/14/2001 (6-P-01-UR)

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 35' peripheral boundary setback to 25' for only the area directly behind the dwelling to be constructed at 1830 Harbor View Wy., as shown on the attached plan subject to 2 conditions

Staff Recomm. (Full):

1. Meeting all other requirements of the approved development plan for the Hart Cove Landing development (6-P-01-UR)
2. Meeting all other applicable requirements of the Knox County Zoning Ordinance.

Comments:

The applicant is proposing to reduce the peripheral boundary setback behind the proposed dwelling that will be built at 1830 Stone Harbor Wy. This request is being made in order to permit the construction of an enclosed porch on the back of the unit while maintaining the required front setback. This site sits well below the residential development that adjoins this property along the eastern boundary.

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

1. All public utilities are available to serve the site.
2. With the retaining wall and the existing landscaping, this project will have minimal impact on any of the surrounding properties. The use with the reduced setback will be compatible with the scale and intensity of the surrounding development and zoning pattern.

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

1. With the recommended conditions, the proposal meets all relevant requirements of the PR (Planned Residential) zoning district as well as the general criteria for approval of a use on review.
2. The proposed reduction in the peripheral boundary setback with the recommended conditions 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 MPC PLANS

1. The Southwest County Sector Plan proposes LDR (Low Density Residential) for this site.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action:

Approved

Meeting Date: 6/9/2016

Details of Action:

1. Meeting all other requirements of the approved development plan for the Hart Cove Landing development (6-P-01-UR)
2. Meeting all other applicable requirements of the Knox County Zoning Ordinance.

Summary of Action:

APPROVE the request to reduce the 35' peripheral boundary setback to 25' for only the area directly behind the dwelling to be constructed at 1830 Harbor View Wy., as shown on the attached plan subject to 2 conditions

Date of Approval:

6/9/2016

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: