

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-H-10-UR

Related File Number:

Application Filed: 5/3/2010

Date of Revision:

Applicant: LYLE LEE

PROPERTY INFORMATION

General Location: Northwest side of Carina Ln., northeast of Puritan Ln.

Other Parcel Info.:

Tax ID Number: 30 G C 013

Jurisdiction: County

Size of Tract: 8480 square feet

Accessibility: Access is via Carina Ln., a local street with a pavement width of 26' within a 50' wide right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant lot

Surrounding Land Use:

Proposed Use: Reduce the peripheral boundary setback from 35' to 22'

Density:

Sector Plan: Northeast County **Sector Plan Designation:** AG/RR (Agricultural / Rural Residential)

Growth Policy Plan: Rural Area

Neighborhood Context: The site is located in Willow Springs Subdivision and it is surrounded by detached dwellings. Zoning in the area is PR (Planned Residential).

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

Street: 6717 Carina 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: The concept subdivision and development plan were approved for this site in August 2000.

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 peripheral boundary setback from 35 ft. to 22 ft. as shown on the development plan subject to 1 condition

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance

Comments:

The applicant is requesting a reduction in the peripheral boundary setback from 35 feet to 22 feet. The lot in question is located in Unit 4 of Willow Springs Subdivision which was approved by MPC in August, 2000. In May of 2001, this same applicant presented a concept and development plan for the adjoining property and received approval of Unit 6 of Willow Springs Subdivision. Had these two plans have been submitted at the same time, the required rear setback for the lot in question would have been 15 feet. The applicant is building a house on the lot. The foundation for the house was placed on the lot in error. The staff supports this change because the lot in question backs up to another lot in the same subdivision and the reduction in the peripheral boundary setback for this lot will not negatively impact the lots in the development. All of the adjoining lots have already have houses constructed on them.

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

1. The proposed peripheral boundary setback reduction will have no impact on local services since all utilities are in place to serve this development.
2. Since the proposed peripheral boundary setback reduction is located in the same subdivision, staff does not foresee any negative impact on the surrounding property.
3. The proposal is compatible with the surrounding development because it will result in a rear setback that is greater than required for all other interior lots in this development.

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

1. With MPC's approval, the proposed peripheral boundary setback reduction meets all of the requirements of the PR (Planned Residential) zone.
2. The peripheral boundary setback reduction is consistent with the general standards for uses permitted on review: The proposed change 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 neighborhoods 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northeast County Sector Plan identifies the property for low density residential use. The proposed peripheral boundary setback reduction is consistent with the recommendations of the Sector Plan.

Action:

Approved

Meeting Date: 6/10/2010

Details of Action:

Summary of Action:

APPROVE the request to reduce the peripheral boundary setback from 35 ft. to 22 ft. as shown on the development plan subject to 1 condition

Date of Approval:

6/10/2010

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: