

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-I-15-UR **Related File Number:**
Application Filed: 4/29/2015 **Date of Revision:**
Applicant: KNOXVILLE HABITAT FOR HUMANITY

PROPERTY INFORMATION

General Location: North and south sides of White Chapel Ln., west side of Anniversary Ln.
Other Parcel Info.:
Tax ID Number: 83 A L 004-007 OTHER: 083 AF 03204 **Jurisdiction:** City
Size of Tract:
Accessibility: Access to the lots in question is from White Chapel 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 residential lots
Surrounding Land Use:
Proposed Use: Reduction of previously approved front yard setback from 25' to 15' **Density:**
Sector Plan: East City **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: These lots are located within Silver Leaf Subdivision. The development surrounding these lots consists of detached dwellings which are located in RP-1 (Planned Residential) or R-1 (Low Density Residential) districts.

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

Street:
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: The site was rezoned to RP-1 in 2010. Subsequently a subdivision with 54 lots was approved

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 minimum required front yard setback to 15 ft. for lots 4-7 as shown on the plan subject to 3 conditions

Staff Recomm. (Full):

1. Meeting all other applicable requirements of the Knoxville Zoning Ordinance
2. Meeting all applicable requirements of the Knoxville Engineering Dept.
3. Meeting all other requirements of the previously approved concept plan (2-SA-10-C) and use on review (2-C-10-UR)

With the conditions this request meets the requirements of the RP-1 zone and the other criteria for approval of a use on review.

Comments:

The applicant is in the process of building out this 15.78 acre tract into 54 detached residential lots and 3 attached residential lots at a density of 3.61 du/ac. The Planning Commission approved the concept plan and use on review for this project in 2010. At that time the minimum required front yard setback for detached dwellings in the RP-1 zone was 25 feet. Since that time the Zoning Ordinance has been amended to permit MPC to establish the minimum required front yard setback. Due to topographic constraints the applicant is finding it difficult to fit the desired floor plans on the lots in question and still meet the required setback.

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

1. The proposed subdivision will have minimal impact on local services since utilities are available to serve this site.
2. The proposed residential subdivision at a density of 3.61 du/ac, is consistent in use and density with the zoning of the property and with the density of other developed property in the area.

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

1. The proposed revised front setback for this subdivision, with the recommended conditions, meets the standards for development within a RP-1 (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed development 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The East City Sector Plan and Knoxville One Year Plan designate this property for low density residential use. The RP-1 rezoning recommended for approval by the Planning Commission allows consideration of a density up to 4 du/ac. The proposed subdivision at a density of 3.61 du/ac is consistent with the Sector and One Year Plans and zoning designation.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action:

Approved

Meeting Date: 6/11/2015

Details of Action:

Summary of Action: APPROVE the request to reduce the minimum required front yard setback to 15 ft. for lots 4-7 as shown on the plan subject to 3 conditions

Date of Approval: 6/11/2015

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:

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: