

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: 7-B-02-UR

Related File Number:

Application Filed: 6/10/2002

Date of Revision:

Applicant: ROBERT ELROD

Owner:

PROPERTY INFORMATION

General Location: Southwest end of Rushing Wind Ln.

Other Parcel Info.:

Tax ID Number: 154 J M 002

Jurisdiction: County

Size of Tract: 0.512 acres

Accessibility: Access is via Rushing Wind Ln., a local street with a 24' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Reduce the peripheral setback from 35' to 15' along the southern property line.

Density: 1.95 du/ac

Sector Plan: Southwest County **Sector Plan Designation:**

Growth Policy Plan: Planned Growth Area

Neighborhood Context: The property is located in an area of low density residential development.

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

Street: Rushing Wind 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: Property was rezoned to PR at a density of 1-3 du/ac on 4/27/98.

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

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 peripheral setback along the southern property line from 35' to 15' subject to 2 conditions.

Staff Recomm. (Full): 1. Accessory buildings or structures shall not be located within the peripheral setback. 2. All conditions of the Use-on-Review application (9-L-00-UR) approved by the Planning Commission on September 14, 2000 still apply (Copy attached).

Comments: A Use-on-Review application (1-G-02-UR) and a Final Plat (8-SN-00-F) were approved by the Planning Commission on September 14, 2000 for a five lot detached single-family subdivision on 1.78 acres. Three of the lots have access to Hart Rd and two have access to Rushing Wind Ln. The applicant who owns the south-eastern lot having access to Rushing Wind Ln. is requesting a reduction in the peripheral setback along the southern property line from 35' to 15'. That property line borders a 2.97 acre vacant parcel that is also zoned PR at a density of 1-3 du/ac. The peripheral setback for the property line that borders Lake Ridge Subdivision to the east will remain at 35'. The applicant has requested the setback reduction to allow for better placement of the house on the property in consideration of the location of the access drive and site topography.

MPC Action: Approved MPC Meeting Date: 7/11/2002

Details of MPC action: 1. Accessory buildings or structures shall not be located within the peripheral setback. 2. All conditions of the Use-on-Review application (9-L-00-UR) approved by the Planning Commission on September 14, 2000 still apply (Copy attached).

Summary of MPC action: APPROVE the request to reduce the peripheral setback along the southern property line from 35' to 15' subject to 2 conditions.

Date of MPC Approval: 7/11/2002 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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: