

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-F-17-UR **Related File Number:**
Application Filed: 5/30/2017 **Date of Revision:**
Applicant: CASCADE FALLS, LLC

PROPERTY INFORMATION

General Location: North & South sides of McCampbell Wells Wy., south of Laurel Creek Wy.
Other Parcel Info.:
Tax ID Number: 60 H E 10417-10423 **Jurisdiction:** City
Size of Tract: 5.88 acres
Accessibility: Access is via McCampbell Wells Wy. and Laurel Creek Wy. Both are joint permanent easements with a right-of-way width of 40' and a pavement width of 26'

GENERAL LAND USE INFORMATION

Existing Land Use: Partially developed subdivision
Surrounding Land Use:
Proposed Use: Reduce the required front yard setback from 25 ft. to 20 ft. **Density:** 2.12 du/ac
Sector Plan: Northeast County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This development is a portion of Clear Springs Plantation Subdivision. Other development in the area consists of detached dwellings and a large TVA electrical substation. Zoning found in the area is RP-1 And PR (Planned Residential), A and A-1 (Agricultural) and C-6 (General Commercial Park)

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: A concept plan and use on review for this site was approved in March 2010 (3-SB-10-C / 3-C-10-UR). There have been a number of final plats approved for this project

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 from 25 ft. to 20 ft. for the lots in Unit 1 - Phase 4 of Clear Springs Plantation as shown on the development plan subject to 2 conditions

Staff Recomm. (Full): 1. Meeting all other applicable requirements of the previously approved use on review 3-C-10-UR
2. Meeting all other applicable requirements of the Knoxville Zoning Ordinance

Comments: Clear Springs Plantation is a development that dates back to 2004. At that time the development was proposed as a combination of detached dwellings and attached residential condominiums. After the economic downturn in 2008 the original developer came back and received approval of a revised concept plan and use on review that changed the attached condominiums to a subdivision containing detached dwellings. At the time the revised plan was approved the RP-1 (Planned Residential) District required a 25 foot minimum front yard setback for all detached dwellings. Since that time the Zoning Ordinance has been amended to permit MPC to establish the required front setback through the use on review process. This applicant is requesting that MPC approve a revised development plan for this project that will permit a twenty foot minimum front setback. Staff is recommending approval of this application because the front setback requested is in line with the current development practice and the default minimum setbacks that are called out in another section of the RP-1 regulations.

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

1. The proposed development will have minimal impact on local services since all utilities are in place to serve this site.
2. The proposed 20' front setback conforms with current development practice in detached residential subdivisions

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

1. The proposed 20' front setback meets the standards for development within the 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. The use will not draw additional traffic through residential areas.
3. The recommended density of this site is 1- 3 dwellings per acre. The proposed 2.12 du/ac is within the permitted zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northeast County Sector Plan identifies this property for low density residential use with a maximum density of 5 du/ac. The PR zoning recommended for approval for this site will allow a density up to 3 du/ac. which is consistent with the Sector Plan and the other development found in the area.

Action: Approved

Meeting Date: 7/13/2017

Details of Action:

Summary of Action: APPROVE the request to reduce the minimum required front yard setback from 25 ft. to 20 ft. for the lots in Unit 1 - Phase 4 of Clear Springs Plantation as shown on the development plan subject to 2 conditions

Date of Approval: 7/13/2017

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: