

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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www.knoxmpc.org

File Number: 7-G-05-UR **Related File Number:**
Application Filed: 6/13/2005 **Date of Revision:**
Applicant: WEATHERSTONE, LLC
Owner:

PROPERTY INFORMATION

General Location: South side of Sunny Springs Ln., south of Autumn Valley Ln.
Other Parcel Info.:
Tax ID Number: 143 D B 32-35 **Jurisdiction:** City
Size of Tract: 21792 square feet
Accessibility: Access to the development is via Pipkin Ln., a local street with a pavement width of 26'.

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: Reduction of front yard setback from 15' to 10' for lots 32-35 **Density:** 2.30 du/ac
Sector Plan: Southwest County **Sector Plan Designation:** LDR & Slope Protection
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: Property in the area is zoned A agricultural, PR, RP-1 and RA residential. Development consists of detached single family dwellings. Pellissippi (I-140) borders the site to the east.

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: Concept subdivision and development plan approved by MPC on 1/8/2004 for up to 134 units

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: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the request to amend the development plan to permit a 10' front yard setback for the attached single family dwellings on lots 32-35 as shown on the plan subject to 1 condition

Staff Recomm. (Full): 1. Meeting all required conditions of the previously approved concept subdivision plan (1-SF-04-C) and uses on reviews (1-H-04-UR) & (5-K-04-UR).

Comments: The applicant is requesting to amend the previously approved development plan (1-H-04-UR). At the time the plan was approved the applicant stated that the attached single family dwellings would be required to have a 20' front yard setback. A subsequent use on review was approved to reduce the front yard setback to 15' for the propped attached dwellings (5-K-04-UR). The applicant is now requesting the front yard setback for the attached units to be constructed on lots 32-35 be permitted to be decreased to 10'. The PR (Planned Residential) zone permits the applicant with the approval of the MPC to establish the minimum required setbacks. This request is being made due to topographic constraints associated with the affected lots. Staff only requires a 20' setback when the development will contain units with a one car garage or no garage. These standards have been established to make sure that the required parking for each dwelling can be accommodated on the lot with the dwelling.

MPC Action: Approved MPC Meeting Date: 7/14/2005

Details of MPC action: 1. Meeting all required conditions of the previously approved concept subdivision plan (1-SF-04-C) and uses on reviews (1-H-04-UR) & (5-K-04-UR).

Summary of MPC action: APPROVE the request to amend the development plan to permit a 10' front yard setback for the attached single family dwellings on lots 32-35 as shown on the plan subject to 1 condition

Date of MPC Approval: 7/14/2005 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: