

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-17-UR
Application Filed: 5/30/2017
Applicant: BEACON PARK, LLC

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: East side of Arcadia Peninsula Wy., north of Lake Arcas Wy.
Other Parcel Info.:
Tax ID Number: 163 02852 **Jurisdiction:** County
Size of Tract: 1.189 acres
Accessibility: Access is via Arcadia Peninsula Wy., a joint permanent easement with a pavement width of 22' within a 50' wide right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant lot
Surrounding Land Use:
Proposed Use: Reduce the required side yard setback from 15ft. to 10 ft. **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** RR (Rural Residential)
Growth Policy Plan: Rural Area
Neighborhood Context: The site is located in Arcadia Subdivision. The current active plans for Arcadia contains lots that are mostly greater than one acre in size.

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

Street: 2028 Arcadia Penninsula Way
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 plan and use on review for this phase of Arcadia was approved in May 2016 (5-SB-16-C / 5-E-16-UR)

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 side yard setback from 15 ft. to 10 ft. for lot 236 of Phase 1B of Arcadia 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 5-E-16-UR
2. Meeting all other applicable requirements of the Knox County Zoning Ordinance

Comments: The concept plan and use on review for this section of Arcadia Subdivision was approved by MPC on May 12, 2016. The development plan calls for side yard setbacks to be a minimum 15 feet. The applicant is requesting the side yard setback for lot 236 of Phase 1B be reduced to 10 feet. This request is being made at this time in order to assist with the siting of the proposed house on this lot because of topographic constraints.
Staff is recommending approval of this application because the side setback requested is in line with the current development practice.

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 10' side setback conforms with current development practice in detached residential subdivisions

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

1. The proposed 10' side setback meets the standards for development within the PR (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 approved zoning density of this site is 1- 3 dwellings per acre. The subdivision as approved at .47 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 side yard setback from 15 ft. to 10 ft. for lot 236 of Phase 1B of Arcadia 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: 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: