

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-N-06-UR **Related File Number:**
Application Filed: 6/9/2006 **Date of Revision:**
Applicant: PRECISION CRAFTERS
Owner:

PROPERTY INFORMATION

General Location: West side of Blue Star Dr., north of Sinclair Dr.
Other Parcel Info.:
Tax ID Number: 71 A L 108 **Jurisdiction:** City
Size of Tract: 10325 square feet
Accessibility: Access is via Blue Star Dr., a local street with a pavement width of 26' within a 50' right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant lot
Surrounding Land Use:
Proposed Use: Reduce required front yard from 50' to 20' **Density:**
Sector Plan: East City **Sector Plan Designation:** Low density residential
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This is a lot in an existing subdivision that contains both attached and detached dwellings on individual lots. The area surrounding the site is zoned R-1 or RP-1 residential. Development in the area consists of moderated priced detached residential units.

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

Street: 5223 Bluestar Dr
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 property was zoned RP-1 in 1998. The final plat was approved in December, 2002.

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 reduce the front yard setback from 50' to 20' as shown on the development plan subject to 2 conditions

Staff Recomm. (Full): 1. Meeting all applicable requirements of the Knoxville Dept. of Engineering.
2. Meeting all requirements of the approved concept plan and final plat.

With the conditions noted, this plan meets the requirements for approval in the RP-1 district and the other criteria for approval of a use on review.

Comments: The site in question is located in the Spring Hills Villa Subdivision. The project contains 105 lots. The development in the subdivision is to be a mixture of attached and detached single family dwellings. The concept plan for this project was approved with the minimum front setback for the detached units at 30'. When the final plat was done the front setback for this lot was shown at 50' and the adjoining lot's setback was shown at 60'. Staff has found no reason why the setbacks for these lots were established at the required depth. Since the concept plan was approved, an amendment to the Knoxville zoning Ordinance has been approved that gives MPC greater flexibility in reviewing the setbacks in the RP-1 (Planned Residential) District. Staff believes that reducing the setback for this lot will not have a negative impact on the remainder of the subdivision.

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

1. The proposal will have no impact on schools.
2. No additional traffic will be added to Blue Star Dr. with the approval of this request..
3. Public water and sewer utilities are available to serve the development.

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

1. The proposed dwelling 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.
2. The proposal meets all requirements of the RP-1 zoning district and a use on review.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The East City Sector Plan proposes low density residential uses for this site. This request is in compliance with the Sector Plan.

MPC Action: Approved

MPC Meeting Date: 7/13/2006

Details of MPC action: 1. Meeting all applicable requirements of the Knoxville Dept. of Engineering.
2. Meeting all requirements of the approved concept plan and final plat.

With the conditions noted, this plan meets the requirements for approval in the RP-1 district and the other criteria for approval of a use on review.

Summary of MPC action: APPROVE the request to reduce the front yard setback from 50' to 20' as shown on the development plan subject to 2 conditions

Date of MPC Approval: 7/13/2006

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: