

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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): APPROVE the request to reduce the front setback from 25' to 23' for Lot 27 of the Heritage Park subdivision, subject to 2 conditions.

Staff Recomm. (Full): 1) Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
2) Meeting all applicable requirements of the City of Knoxville Department of Engineering.

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

Comments: The Heritage Park subdivision was approved in 2014 (8-SA-14-C / 8-D-14-UR) with 25' front yard setbacks for all lots. This lot is on the inside of a sharp curve in the street, which creates a buildable area with an odd shape. The proposed house is placed as close as possible to the side and rear yards, however, the front right (southwest) corner of the house projects approximately 2' into front setback. Because of the shape of the lot and that the reduced setback should not cause any safety concerns with sight distance around the curve of the road, staff is recommending approval of reducing the front setback for this lot to 23'.

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

1. The reduction of the front setback by 2' will not create a safety hazard for sight distance around the curve of the road.
2. The reduced setback will allow a house to be constructed that is consistent with the other houses in the neighborhood.

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

1. The proposal meets all requirements of the RP-1 zoning as well as the general criteria for approval of a use on review.
2. The proposed setback and development plan are consistent with the following general standards for uses permitted on review: The proposal 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. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The East City Sector Plan proposes low density residential use for this site.
2. The site is located within the city limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved

Meeting Date: 8/8/2019

Details of Action:

Summary of Action: APPROVE the request to reduce the front setback from 25' to 23' for Lot 27 of the Heritage Park subdivision, subject to 2 conditions.

Date of Approval: 8/8/2019

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: