CASE SUMMARY APPLICATION TYPE: USE ON REVIEW



File Number:	8-B-19-UR	Related File Number:
Application Filed:	6/21/2019	Date of Revision:
Applicant:	LEONARD SAMS / LEONARD	SAMS & ASSOCIATES

PROPERTY INFORMATION

	-		
General Location:	Northeast side Flowering Vine Way, south of Valley View Drive		
Other Parcel Info.:			
Tax ID Number:	70 B J 027	Jurisdiction:	City
Size of Tract:	7069 square feet		
Accessibility:	Access is via Flowering Vine Way, a private right-of-way (JPE) with 26' of pavement within a 50' right- of-way.		

GENERAL LAND USE INFORMATION

Existing Land Use:	Vacant		
Surrounding Land Use:			
Proposed Use:	Reduce front setback	from 25 feet to 23 feet.	Density:
Sector Plan:	East City	Sector Plan Designation:	LDR (Low Density Residential)
Growth Policy Plan:	Urban Growth Area (Inside City Limits)		
Neighborhood Context:	The Heritage Park subdivision is in the Whittle Springs area developed with detached and attached houses, multi-family developments, churches and public parks.		

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

Street:

3628 Flowering Vine Way

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:	Rezoned from R-1 to RP-1 up to 5.99 du/ac in 2005 (12-F-05-RZ)			
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.:

	PLANNING C	OMMISSION 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):			y of Knoxville Zoning Ordinance. y of Knoxville Department of Engineering.
		ns noted, this plan meets the re approval of a use on review.	equirements for approval in the RP-1 Zone and the
Comments:	setbacks for all lo area with an odd however, the from Because of the sl	ots. This lot is on the inside of a shape. The proposed house is it right (southwest) corner of the hape of the lot and that the red e around the curve of the road	2014 (8-SA-14-C / 8-D-14-UR) with 25' front yard a sharp curve in the street, which creates a buildable placed as close as possible to the side and rear yards, e house projects approximately 2' into front setback. uced setback should not cause any safety concerns , staff is recommending approval of reducing the front
	EFFECT OF THE THE COMMUNIT		CT PROPERTY, SURROUNDING PROPERTIES AND
	curve of the road	etback will allow a house to be	ot create a safety hazard for sight distance around the constructed that is consistent with the other houses in
	 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 and unsuitable environment for the proposed use. 		
	1. The East City S	F THE PROPOSAL TO ADOP Sector Plan proposes low dens ated within the city limits of Kno	
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 public	cation?: 🔲 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: