

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: 8-C-02-UR **Related File Number:**
Application Filed: 7/8/2002 **Date of Revision:**
Applicant: GREG FORD CONSTRUCTION
Owner:

PROPERTY INFORMATION

General Location: North side of Silver Grass Ln., west of Reagan Rd.
Other Parcel Info.:
Tax ID Number: 104 A B 26 **Jurisdiction:** County
Size of Tract: 15147 square feet
Accessibility: Access is via Silver Grass Ln. , a local street with a pavement width of 26' within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family dwelling
Surrounding Land Use:
Proposed Use: Reduction of side yard setback from 5' to 3' **Density:**
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is located in the interior of the developing Hardin Fields Subdivision. The site is surrounded by other lots in the subdivision.

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

Street: 2540 Silver Grass Ln
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: Subdivision / development plan approved in 2001

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 side yard setback for this lot in Hardin Fields Subdivision from 5' to 3' as shown on the development plan subject to 3 conditions

Staff Recomm. (Full): 1. Recording a revised plat of this lot eliminating the 5' drainage and utility easement under the portion of the building in question. This will require approval of the MPC through the One lot variance process. 2. No mechanical equipment or chimney extending beyond the approved side yard setback. 3. Meeting all other applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of a use on review.

Comments: The applicant is requesting relief for lot 26 of Hardin Fields Subdivision from the 5' side yard requirement established at the time the development plan was approved for this project. The applicant's surveyor has told staff that in the process of doing a mortgage survey, he found that an error had occurred in the placement of one of the lot's corner pins. This error resulted in the house being placed on the lot in a non-conforming manner. Since the applicant does not own the adjoining lot, relocating the lot line is not an option. The County's One and Two Family Dwelling Code allows exterior walls to be located down to three feet from a property line without having to provide a one-hour fire-resistive rating for the exterior wall. Reducing the required setback will not create a violation to the building code. Staff believes the granting of this reduced side yard setback will not have a negative impact on the development of the adjoining lot.

MPC Action: Approved MPC Meeting Date: 8/8/2002

Details of MPC action: 1. Recording a revised plat of this lot eliminating the 5' drainage and utility easement under the portion of the building in question. This will require approval of the MPC through the One lot variance process. 2. No mechanical equipment or chimney extending beyond the approved side yard setback. 3. Meeting all other applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of a use on review.

Summary of MPC action: APPROVE the request to reduce the side yard setback for this lot in Hardin Fields Subdivision from 5' to 3' as shown on the development plan subject to 3 conditions

Date of MPC Approval: 8/8/2002 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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:

