

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

File Number: 8-C-12-UR
Application Filed: 6/25/2012
Applicant: CAROL MURRAY

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Southeast side of Seattle Slew Ln., northeast of Secretariat Blvd.
Other Parcel Info.:
Tax ID Number: 104 K D 00102 **Jurisdiction:** County
Size of Tract: 8750 square feet
Accessibility: Access is via Seattle Slew Ln., a local street with a pavement width of 26' within a 50' wide right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Reduction of peripheral boundary setback from 35 feet to 25 feet. **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** LDR
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The site is located in the Churchill Downs Subdivision.

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

Street: 9812 Seattle Slew 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: A concept plan was approved for this development in 1980 and a use on review was approved in 1986

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 peripheral boundary setback along the rear of this site from 35 feet to 25 feet as shown on the site plan subject to 2 conditions

Staff Recomm. (Full): 1. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. Meeting all applicable requirements of Knox County Dept. of Engineering and Public Works

With the noted conditions, this request meets the requirements for approval in the PR (Planned Residential) zone and the other criteria for approval of a use on review

Comments: The applicant hopes to do an addition to the existing dwelling on the site in question. In order to construct the addition as planned, the applicant is requesting that MPC approve a reduction in the required peripheral boundary building setback from 35 feet to 25 feet in depth. MPC has the authority to reduce a peripheral boundary setback down to as little as 15 feet if the site adjoins other residentially zoned property. In this case the site adjoins some vacant property that is zoned PR (Planned Residential). The adjoining property is vacant and still under the ownership of the original developer of the subdivision. The reduction of this setback will not have any negative impact any of the surrounding property.

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

- 1. All utilities are provided to this site
- 2. The proposal will have no additional impact on schools or local streets.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

2. The proposed reduction in the setback is consistent with the general standards for uses permitted on review: The request 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 area 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 since it is located along two minor arterial streets.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

- 1. The Northwest County Sector Plan identifies the property for low density residential use. The proposed development is in compliance with that plan.
- 2. The site is identified as being within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

Action: Approved

Meeting Date: 8/9/2012

Details of Action:

Summary of Action: APPROVE the request to reduce the peripheral boundary setback along the rear of this site from 35 feet to 25 feet as shown on the site plan subject to 2 conditions

Date of Approval: 8/9/2012

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: