CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 8-G-07-UR Related File Number:

Application Filed: 6/28/2007 **Date of Revision:**

Applicant: DLM CONSTRUCTION



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PROPERTY INFORMATION

General Location: South side of Blue Star Dr., west side of Spring Park Rd.

Other Parcel Info.:

Tax ID Number: 71 A L 063 Jurisdiction: City

Size of Tract: 8500 square feet

Accessibility: Access is via Blue Star Dr., a local street with a 26' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant

Surrounding Land Use:

Proposed Use: Reduction of the required front yard setback from 30' to 20' & Density:

reduction of the rear yard setback from 25' to 12'.

Sector Plan: East City Sector Plan Designation: LDR

Growth Policy Plan: Urban Growth Area

Neighborhood Context: This is a lot located within the existing Spring Hill Subdivision that contains both attached and detached

dwellings on individual lots. Neighborhoods surrounding this subdivision have been developed with

residential uses under R-1 and RP-1 zoning.

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

Street: 5330 Blue Star 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 to RP-1 in 1998. The final plat was approved in December 2002.

PLAN INFORMATION (where applicable)

Current Plan Category:

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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: Kelley Schlitz

Staff Recomm. (Abbr.): APPROVE the request to reduce the front yard setback from 30' to 20' and to reduce the rear yard

setback from 25' to 12' as shown on the development plan, subject to the following 3 conditions:

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Dept. of Engineering.

2. Meeting all requirements of the approved concept plan/use on review and final plat.

3. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

Comments: The applicant is requesting a front yard setback reduction from 30' to 20' and a rear yard setback

reduction from 25' to 12' on a corner lot located in the Spring Hills Subdivision. The concept plan/use-on-review for this project was approved in February of 1999 (11-SF-98-C/11-R-98-UR). A final plat was approved in January of 2003. According to the applicant, the front and rear yard setback reductions are necessary in order to accommodate the proposed building design on this corner lot. Due to an amendment to the RP-1 (Planned Residential) zoning regulations, MPC reviews all revised development plan requests for the City's planned residential districts. Requests made for setback

reductions are now considered as a use-on-review.

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.
- 4. Staff does not believe that a 20' front yard setback and a 12' rear yard setback will negatively affect the character of the neighborhood. Since this property is one of the last buildable lots in the subdivision, these reductions will not set precedence for future 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.

MPC Action: Approved MPC Meeting Date: 8/9/2007

Details of MPC action:1. Meeting all applicable requirements of the Knoxville Dept. of Engineering.

- 2. Meeting all requirements of the approved concept plan/use on review and final plat.
- 3. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

Summary of MPC action: APPROVE the request to reduce the front yard setback from 30' to 20' and to reduce the rear yard setback from 25' to 12' as shown on the development plan, subject to the following 3 conditions:

Date of MPC Approval: 8/9/2007 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?:

Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

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Legislative Body:Knoxville City CouncilDate 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:

Effective Date of Ordinance:

Date of Legislative Appeal:

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