

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-R-03-UR **Related File Number:**
Application Filed: 7/30/2003 **Date of Revision:**
Applicant: JAMES SCHAAD
Owner:

PROPERTY INFORMATION

General Location: Northeast side Round Hill Ln., north of Moss Creek Ln.
Other Parcel Info.:
Tax ID Number: 80 H A 2.01 **Jurisdiction:** City
Size of Tract: 1 acre
Accessibility: Access is via Round Hill Ln., a local street with a pavement width of 26' within a 50 right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Revised development plan for nine units reducing front yard setback from 20 ft. to 15 ft. **Density:**
Sector Plan: Northwest City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: These lots are located in the Moss Creek development which consists of attached single family dwellings. Other development in the area consists of single family dwellings, apartments, an elementary school and convenience shopping outlets. Zoning in the area consists of RP-1, R-1A, R-1 and C-3 commercial.

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

Street:
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: Approved lots in Unit 8 of Moss Creek

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 front yard setback from 20' to 15' for lots 155 - 163 of Moss Creek, Unit 8 as shown on the development plan subject to 4 conditions

Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Knoxville City Engineer.
3. Meeting all applicable requirements of the Knox County Health Dept.
4. Each proposed dwelling unit containing a two car garage.

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

Comments: The applicant is requesting an amendment to a previously approved development plan which set the required front setback for the Moss Creek development at 20'. He has requested the setback be reduced to 15' for lots 155 through 163. This request is being made in order to pull the dwellings forward on the lots to separate the units from the very steep portions of the lots. Due to the existence of the steep topography on these lots, staff feels the request is justified.

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

- 1. The proposed attached single family development will have minimal impact on local services since all utilities are in place to serve this development.
- 2. The proposed use is consistent with the residential and office uses found in the area.

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

- 1. The proposed attached single family development meets the standards for development within the RP-1 (Planned Residential) District and all other requirements of the Zoning Ordinance.
- 2. The proposed attached single family development 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Northwest City Sector Plan identifies this property for low density residential use. The proposed development is consistent with the Sector Plan.
- 2. Access will be via the internal road system in the previously approved portions of this development.

MPC Action: Approved

MPC Meeting Date: 8/14/2003

Details of MPC action:
1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Knoxville City Engineer.
3. Meeting all applicable requirements of the Knox County Health Dept.

4. Each proposed dwelling unit containing a two car garage.

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

Summary of MPC action: APPROVE the request to reduce the front yard setback from 20' to 15' for lots 155 - 163 of Moss Creek, Unit 8 as shown on the development plan subject to 4 conditions

Date of MPC Approval: 8/14/2003

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: