

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
F A X • 215 • 2068
w w w • k n o x m p c • o r g

File Number: 9-A-11-UR
Application Filed: 7/25/2011
Applicant: HUNTER HARRISON

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: South side of Harrison Springs Ln., southeast of Fall Haven Ln
Other Parcel Info.:
Tax ID Number: 104 I A 057 **Jurisdiction:** County
Size of Tract: 6800 square feet
Accessibility: Access is via Harrison Springs Ln., a local street with a pavement width of 26' within a 50' wide right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Reduction of the required peripheral boundary setback **Density:** 2.84 du/ac
Sector Plan: Northwest City **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: Property in the area is zoned A agricultural, PR residential, BP business and TO technology overlay. Development consists primarily of detached single family dwellings.

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

Street: 10372 Harrison Springs Ln
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) / TO (Technology Overlay)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: The concept plan, development plan and final plat for this development in 2005

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 from 35' to 20' as shown 104 IA 057 on the site plan for parcel 104IA057 subject to 2 conditions

Staff Recomm. (Full):

1. Meeting all other applicable requirements of the Knox County Zoning Ordinance
2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works

Comments:

The applicant is requesting that MPC approve the reduction in the required peripheral boundary setback from 35' to 20' along the rear of the lot located at 10372 Harrison Springs Ln. MPC is granted the authority to grant this type of request if the site adjoins other property zoned PR (Planned Residential). In this particular case not only is the adjoining property zoned PR (Planned Residential), it was previously proposed to be a future unit of the same subdivision in which the lot in question is located. The future unit was never developed due to the decline in the housing industry.

Granting this request will not have negative impact on the surrounding properties. The minimum required rear yard setback for the other lots in this development is 15'.

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

1. The setback reduction will have no impact on local services since all utilities are in place to serve this site.
2. The proposed use of the lot for a detached dwelling is consistent with the existing zoning and subdivision development.

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

1. If approved with the setback reduction, construction of a dwelling on this lot will meet all other standards for development within the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinances.
2. The request 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.
3. The recommended density of this site is 1- 3 dwellings per acre. The proposed 2.83 du/ac is within the permitted zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan identifies this property for low density residential use with a maximum density of 5 du/ac. The PR zoning approved for this site allows a density up to 3 du/ac., which is consistent with the Sector Plan and the other development found in the area.

Action:

Approved

Meeting Date: 9/8/2011

Details of Action:

1. Meeting all other applicable requirements of the Knox County Zoning Ordinance
2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works

Summary of Action:

APPROVE the request to reduce the peripheral boundary setback from 35' to 20' as shown 104 IA 057 on the site plan for parcel 104IA057 subject to 2 conditions

Date of Approval:

9/8/2011

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: