CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



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File Number:	9-C-07-UR	Related File Number:
Application Filed:	7/30/2007	Date of Revision:
Applicant:	BENCHMARK ASSOCIATES, INC.	

PROPERTY INFORMATION

General Location:	Terminus of Spring Park Rd., southwest of Sinclair Dr.		
Other Parcel Info.:			
Tax ID Number:	71 A L 032	Jurisdiction:	City
Size of Tract:	9300 square feet		
Accessibility:	Access is via Spring Park Rd., 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		Density:
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:	705 Spring Park Rd	
Location:		
Proposed Street Name:		
Department-Utility Report:		

Reason:

ZONING INFORMATION (where applicable)

RP-1 (Planned Residential)

Current Zoning: 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:

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 DISPOSITIO	N
Planner In Charge:	Kelley Schlitz	
Staff Recomm. (Abbr.):	APPROVE the request to reduce the front yard setback from plan, subject to the following 3 conditions:	om 30' to 20' as shown on the development
Staff Recomm. (Full):	 Meeting all applicable requirements of the Knoxville De Meeting all requirements of the approved concept plan. Meeting all applicable requirements of the Knoxville Zo 	use-on-review and final plat.
Comments:	The applicant is requesting a front yard setback reduction in the Spring Hills Subdivision. The concept plan/use-on-r February of 1999 (11-SF-98-C/11-R-98-UR). A final plat to the applicant, the front yard setback reduction is necess building design on this lot. Due to an amendment to the R MPC reviews all revised development plan requests for the Requests made for setback reductions are now considered	review for this project was approved in was approved in January of 2003. According sary in order to accommodate the proposed P-1 (Planned Residential) zoning regulations, e City's planned residential districts.
	 EFFECT OF THE PROPOSAL ON THE SUBJECT PROP THE COMMUNITY AS A WHOLE 1. The proposal will have no impact on schools. 2. No additional traffic will be added to Spring Park Rd. wi 3. Public water and sewer utilities are available to serve th 4. Staff does not believe that a 20' front yard setback will neighborhood. Since this property is one of the last builda will not set precedence for future development. 	ith the approval of this request. ne development. negatively affect the character of the
	CONFORMITY OF THE PROPOSAL TO CRITERIA EST ORDINANCE 1. The proposed dwelling is consistent with the general st proposed development is consistent with the adopted plan Plan. The use is in harmony with the general purpose and compatible with the character of the neighborhood where i injure the value of adjacent property. The use will not draw 2. The proposal meets all requirements of the RP-1 zonin	andards for uses permitted on review: The is and policies of the General Plan and Sector d intent of the Zoning Ordinance. The use is it is proposed. The use will not significantly w additional traffic through residential areas. g 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: 9/13/2007
Details of MPC action:	 Meeting all applicable requirements of the Knoxville Dept. of Engineering. Meeting all requirements of the approved concept plan/use-on-review and final plat. 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' as shown on the development plan, subject to the following 3 conditions:	
Date of MPC Approval:	9/13/2007 Date of Denial:	Postponements:
Date of Withdrawal:	Withdrawn prior to publication?:	Action Appealed?:
	LEGISLATIVE ACTION AND DISPOS	RITION

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: k

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: