

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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File Number: 9-C-11-UR **Related File Number:**
Application Filed: 8/1/2011 **Date of Revision:**
Applicant: MOSS CREEK VILLAS, LLC

PROPERTY INFORMATION

General Location: Northeast side of Maple Branch Ln., southeast of Round Hill Ln.
Other Parcel Info.:
Tax ID Number: 80 A M 032 **Jurisdiction:** City
Size of Tract: 5139 square feet
Accessibility: Access is via Maple Branch Ln., a local street with a 26' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant lot
Surrounding Land Use:
Proposed Use: Reduction of the side yard setbacks for a detached residence **Density:**
Sector Plan: Northwest City **Sector Plan Designation:** LDR
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: Property in the area is zoned R-1, R-1A and RP-1 residential. Development consists primarily of detached and attached residences.

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

Street: 2558 Maple Branch Ln
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: Property rezoned to RP-1 in 1993.

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: Tom Brechko

Staff Recomm. (Abbr.): WITHDRAW, as requested by the applicant.

Staff Recomm. (Full):

Comments: The applicant is requesting a reduction of the required sideyard setbacks from 5 feet to 3.75 feet for Lot 198R1 in Unit 9 of Moss Creek Villas. This is one of two lots within this unit of the subdivision that was platted for a detached residence. The remaining lots are designed for attached residences. The Knoxville Zoning Ordinance has no identified minimum side or rear yard setbacks within the RP-1 (Planned Residential) zoning district. The Planning Commission establishes those setbacks through the use on review process. When the concept plan and final plat were approved for this lot a 5' setback was established. Based on the design of the proposed dwelling for this lot, a reduction of the setback is needed. Since the side property lines adjoin common area for the subdivision, Staff has no objection to the change.

A revised final plat for this lot has been submitted for review by the Planning Commission with a request for a variance to reduce the standard utility and drainage easements along both side lot lines.

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

- 1. The proposed subdivision will have minimal impact on local services since all utilities are in place to serve this site.
- 2. Since the side property lines for this lot adjoin common area for the subdivision, the reduction of the side yard setbacks will have minimal impact on other residences.

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

- 1. With the proposed reduction in the side yard setback the proposed detached residence will meet the standards for development within a RP-1 (Planned Residential) district and all other requirements of the Zoning Ordinance.
- 2. The proposed subdivision 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 the property for low density residential use. The proposed detached residence with the requested reduction in the side yard setbacks is consistent with the Sector Plan.
- 2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Denied (Withdrawn)

Meeting Date: 9/8/2011

Details of Action:

Summary of Action: WITHDRAW, as requested by the applicant.

Date of Approval:

Date of Denial:

Postponements:

Date of Withdrawal:

9/8/2011

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

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: