

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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Mike Reynolds

Staff Recomm. (Abbr.):

APPROVE the request to reduce the front setback from 30' to 20' and the rear setback from 125' to 75' for the Lot 232, Arcadia - Phase 1B, subject to 2 conditions.

Staff Recomm. (Full):

1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
2) Meeting all applicable requirements of the previously approved Concept Plan (1-SC-15-C) and Use on Review (1-F-15-UR).

With the conditions noted, this plan meets the requirements for approval in the PR zone of a Concept Plan and a Use-on-Review.

Comments:

This proposal is to reduce the front setback from 30' to 20' and the rear setback from 125' to 75' for the subject property only. The building footprint shown on the Overall Site Context Plan is for visualization purposes only and not meant to represent the final house plan for the lot. This is a private, gated community with their own design standards which will help ensure the house will be compatible with the neighborhood. The 20' setback should not present any sight distance or safety concerns if the house were to be constructed near the intersection of Arcadia Peninsula Way and Stoppard View Way. In 2018, the front setback for the property on the southeast side of the same intersection was reduced from 50' to 20'. The property on the south end of the block that the subject property is located also has a 20' front setback.

The 125' rear setback was established by the developer and was not a recommendation or requirement of the Planning Commission. The property to the rear is a large community open space.

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

1. The proposed reduction of the front setback will have minimal impact on surrounding properties because the large lot sizes allow for a lot of space between houses and there is no consistent established setback.
2. The proposed reduction of the rear setback will have minimal impact on surrounding properties because the property to the rear is a large community open space.

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

1. The proposed setbacks with the recommended conditions meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance.
2. The proposal 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 proposed subdivision will not draw significant traffic through residential neighborhoods.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan designates this property for rural residential use and is within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan. The proposal is consistent with both plans.

Action:

Approved with Conditions

Meeting Date: 9/12/2019

Details of Action:

Summary of Action: APPROVE the request to reduce the front setback from 30' to 20' and the rear setback from 125' to 75' for the Lot 232, Arcadia - Phase 1B, subject to 2 conditions.

Date of Approval: 9/12/2019

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: