CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 9-H-13-UR Related File Number:

Application Filed: 7/29/2013 Date of Revision: 8/21/2013

Applicant: MCCAMY CONSTRUCTION



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: East side of Wellington Chase Ln., west side of Arbor Gate Ln., east of Thompson Rd.

Other Parcel Info.:

Tax ID Number: 104 H C 013 - 018 & 030 - 033 **Jurisdiction:** County

Size of Tract: 1.4 acres

Access ibility: Access is via Wellington Chase Ln. and Arbor Gate Ln, local streets with a 26' pavement width within a

50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant lots

Surrounding Land Use:

Proposed Use: Reduce 35' peripheral setback to 25' on Lots 13 - 18 and 30 - 33. Density:

Sector Plan: Northwest County Sector Plan Designation: LDR & HP

Growth Policy Plan: Planned Growth Area

Neighborhood Context: The site is located in an area south of Hardin Valley Rd. that has developed as low density residential

development under PR and A zoning.

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

Street: Wellington Chase Ln

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: Rezoning to PR (Planned Residential) approved by the Knox County Commission in 2004.

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

9/23/2013 03:18 PM Page 1 of 3

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.): APPROVE the request to reduce the peripheral boundary setback from 35' to 25' as shown on the

development plan for Lots 13 - 18 on Arbor Gate Ln. and Lots 30 - 33 on Wellington Chase Ln., subject

to 1 condition.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the condition noted, this plan meets the requirements for approval of a Use on Review.

Comments: The applicant is requesting that the Planning Commission approve the reduction in the required peripheral boundary setback from 35' to 25' for ten lots within this subdivision that is located on the east

Gate Ln. and Lots 30 - 33 on Wellington Chase Ln.

The Knox County Zoning Ordinance allows the Planning Commission to reduce the peripheral setback down to 15' when the property adjoins a residential zoning district. The two sections of the peripheral boundary that are being considered for a reduction border an A (Agricultural) district which is one of the residential districts. The lots on Arbor Gate Ln. border a 5.92 acre tract that has a gas line easement along the rear property line. The lots along Wellington Chase Ln. border a 2.12 acre lot with a residence that is over 200' from the rear property line.

side of Thompson Rd., just south of Hardin Valley Rd. The reduction would be for Lots 13 - 18 on Arbor

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. Granting this request should have little impact on adjoining property since the existing residences on those lots are over 200' from the peripheral boundary line.

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

- 1.The proposed setback reduction is consistent with 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan identifies this property as low density residential. With the requested setback reduction, the subdivision remains consistent with the Sector Plan.

2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved Meeting Date: 9/12/2013

Details of Action:

Summary of Action: APPROVE the request to reduce the peripheral boundary setback from 35' to 25' as shown on the development plan for Lots 13 - 18 on Arbor Gate Ln. and Lots 30 - 33 on Wellington Chase Ln., subject

to 1 condition.

9/23/2013 03:18 PM Page 2 of 3

Date of Approval:	9/12/2013	Date of Denial:	Postponements:
Date of Withdrawal:		Withdrawn prior to publication?: Action Appealed?:	
	LEGIS	LATIVE ACTION AND D	ISPOSITION
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:	

Effective Date of Ordinance:

Date of Legislative Appeal:

9/23/2013 03:18 PM Page 3 of 3

This document was created with Win2PDF available at http://www.win2pdf.com. The unregistered version of Win2PDF is for evaluation or non-commercial use only. This page will not be added after purchasing Win2PDF.