



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
USE ON REVIEW REPORT**

▶ **FILE #:** 12-D-06-UR

AGENDA ITEM #: 90

AGENDA DATE: 12/14/2006

▶ **APPLICANT:** **BATSON, HIMES, NORVELL & POE**

OWNER(S): JOHN HANCOCK

TAX ID NUMBER: 57 N D 041

JURISDICTION: City Council District 5

▶ **LOCATION:** **Northeast side of Stratford Park Bv., northwest side of Nature Ln.**

▶ **APPX. SIZE OF TRACT:** **10639 square feet**

SECTOR PLAN: North City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Stratford Park Bv., a local street with a pavement width of 26' within a 50' right-of-way

UTILITIES: Water Source: KUB
Sewer Source: KUB

▶ **ZONING:** **RP-1 (Planned Residential)**

▶ **EXISTING LAND USE:** **Vacant lot**

▶ **PROPOSED USE:** **Reduction of southeast front yard setback from 25' to 10' for parcel 41**

DENSITY PROPOSED: NA

HISTORY OF ZONING: Use on review approval of the development plan was approved in May, 2005

SURROUNDING LAND USE AND ZONING:
North: Detached residential development / RP-1 residential
South: Detached residential development / A agricultural
East: Detached residential development / RP-1 residential
West: Detached residential development / RP-1 residential

NEIGHBORHOOD CONTEXT:

STAFF RECOMMENDATION:

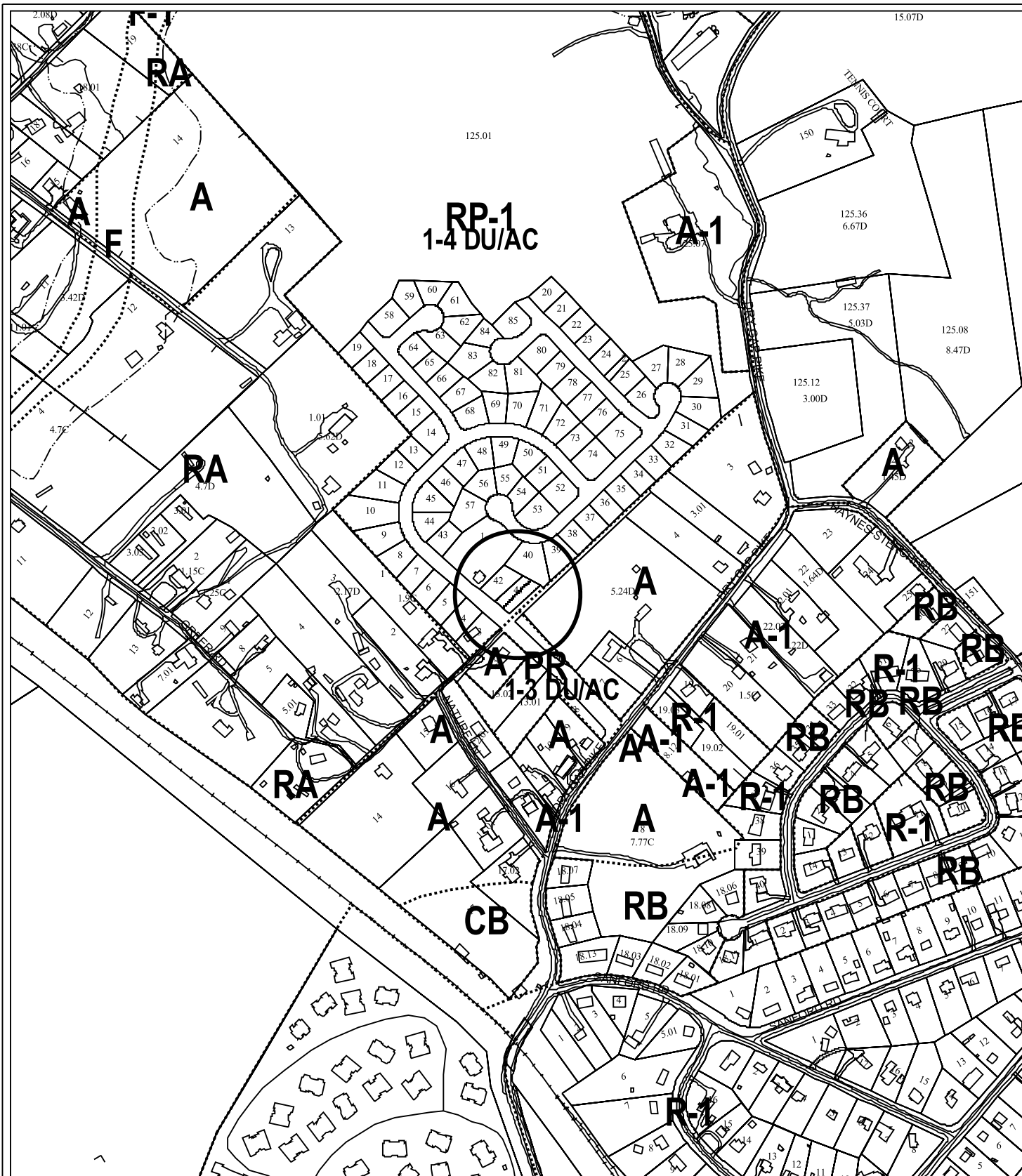
▶ **APPROVE the revised front setback from 25' to 10' along the Nature Ln. frontage of lot 120 in Unit 2 of Stratford Park Subdivision as shown on the development plan subject to 2 conditions**

1. Meeting all requirements of the previously approved concept subdivision plan (1-SB-05-C) and use on review (1-D-05-UR)
2. Meeting all applicable requirements of the Knoxville Zoning Ordinance

COMMENTS:

The applicant is requesting approval of a reduction in the front yard setback for lot #120 in Unit 2 of Stratford Park Subdivision from 25' to 10'. The reduction has been requested to improve the building site on the lot in question. When a lot has frontage on a public right-of-way a front yard setback is required. In this case the lot boundary in question fronts on Nature Ln. Nature Ln. is an old unimproved right-of-way. Reduction of this setback will not impact the other lots in this development.

MPC's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



12-D-06-UR
 USE ON REVIEW



Reduction of southeast front yard setback from 25' to 10' for parcel 41 in RP-1 (Planned Residential)

Original Print Date: 11/21/06 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

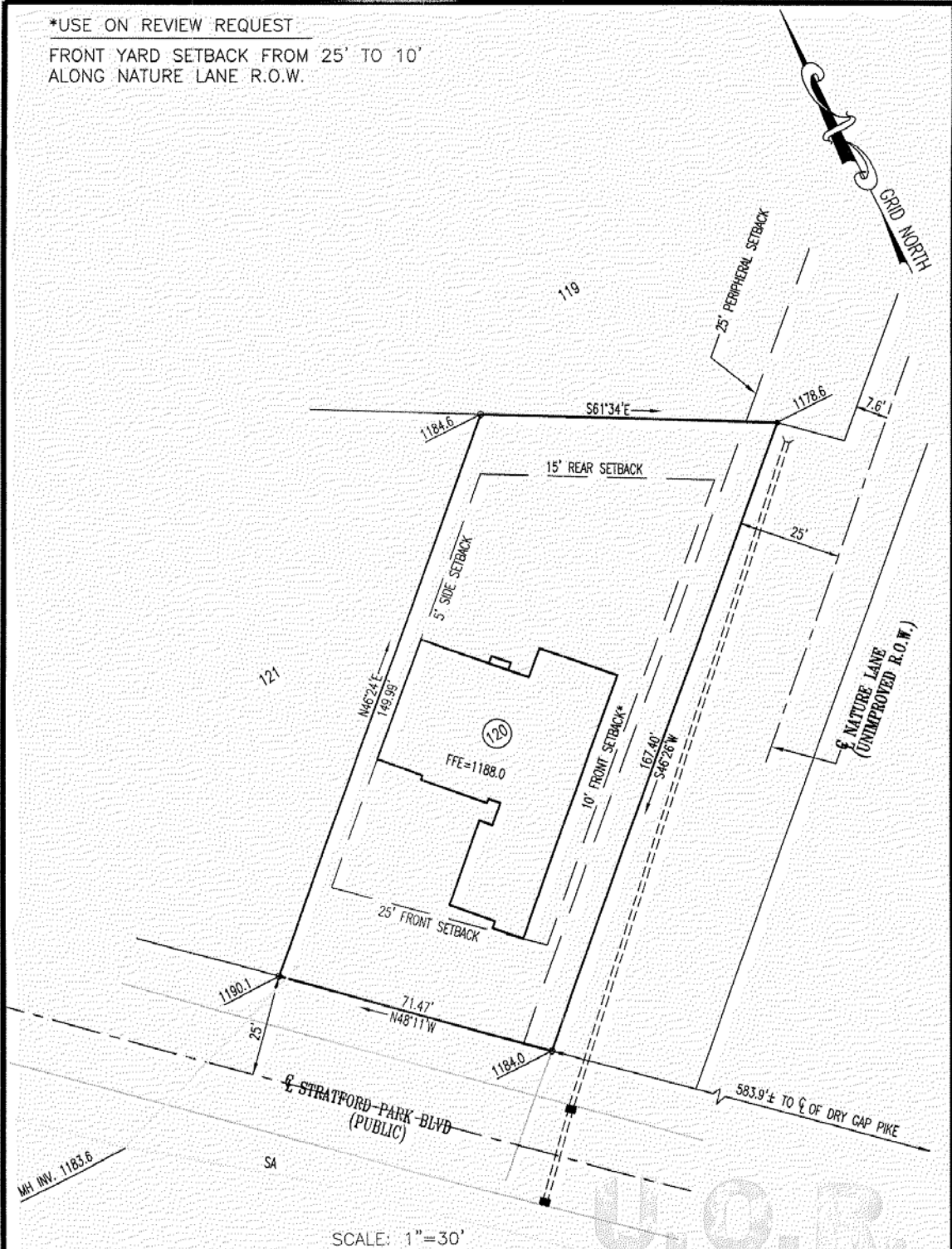
Petitioner: Batson, Himes, Norvell & Poe

Map No: 57

Jurisdiction: City



*USE ON REVIEW REQUEST
 FRONT YARD SETBACK FROM 25' TO 10'
 ALONG NATURE LANE R.O.W.



SCALE: 1"=30'



BATSON, HIMES, NORVELL & POE
 REGISTERED ENGINEERS & LAND SURVEYORS
 4334 PAPERMILL DRIVE
 KNOXVILLE, TENNESSEE 37909
 PHONE (423) 588-6472
 FAX (423) 588-6473

U.O.R.
 DATE 11/6/06

USE ON REVIEW PLAN FOR 12-D-06-UR
 LOT 120, UNIT-2, STRATFORD PARK S/D

CLT MAP NO. 57ND, PARCEL 41
 WARD NO. 38, CITY OF KNOXVILLE, DISTRICT NO. 6, KNOX COUNTY
 UNIT NO. 2, BLOCK NO. _____, STRATFORD PARK S/D
 ADDRESS 6000 STRATFORD PARK BLVD. INSTR. # 200608070011030
 SCALE 1"=30' DATE 10/20/06 REV 11/06/06

ORDERED BY _____ Q:\23978\23978-2-PP-120.DWG DWG NO. 23978-2-PP-120