



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

▶ **FILE #:** 2-N-06-UR

AGENDA ITEM #: 83

AGENDA DATE: 2/9/2006

▶ **APPLICANT:** KEN HARRIGAN

OWNER(S): JOAN ALLEN

TAX ID NUMBER: 121 O A 10.03

JURISDICTION: City Council District 2

▶ **LOCATION:** Northwest side of Waters Edge Ln., west of S. Northshore Dr.

▶ **APPX. SIZE OF TRACT:** 8900 square feet

SECTOR PLAN: West City

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

ACCESSIBILITY: Access is via Waters Edge Lane, a private joint permanent easement with a 40' right of way and 16' pavement width.

UTILITIES: Water Source: Knoxville Utilities Board
Sewer Source: Knoxville Utilities Board

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

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Reduction of the front yard setback for a single family residence

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Common Space & Floodway / RP-1 (Planned Residential)
South: Residence / RP-1 (Planned Residential)
East: Residence / RP-1 (Planned Residential)
West: Residence / RP-1 (Planned Residential)

NEIGHBORHOOD CONTEXT: This property is located in a single-family neighborhood.

STAFF RECOMMENDATION:

▶ **APPROVE front yard setback reduction from 14 feet to 10 feet because this short reduction will not be noticeable enough to negatively impact surrounding property owners.**

COMMENTS:

The applicant is requesting a front yard setback reduction from 14' to 10' on the last buildable lot in the Westminster Green Subdivision, 6315 Waters Edge Lane (Lot #2). The applicant originally requested a front yard setback reduction from 25' to 10'. The applicant was unaware that the Board of Zoning Appeals granted a variance for this property, along with the remaining 5 lots on the west side of Waters Edge Lane, in May of 1995. At that time, all six lots were granted a front yard setback reduction from 25' to 14'.

Due to a recent amendment to the RP-1 (Planned Residential) zoning regulations, MPC will now review all revised development plan requests for the City's planned residential districts. Requests made for setback

reduction will be considered as a use on review.

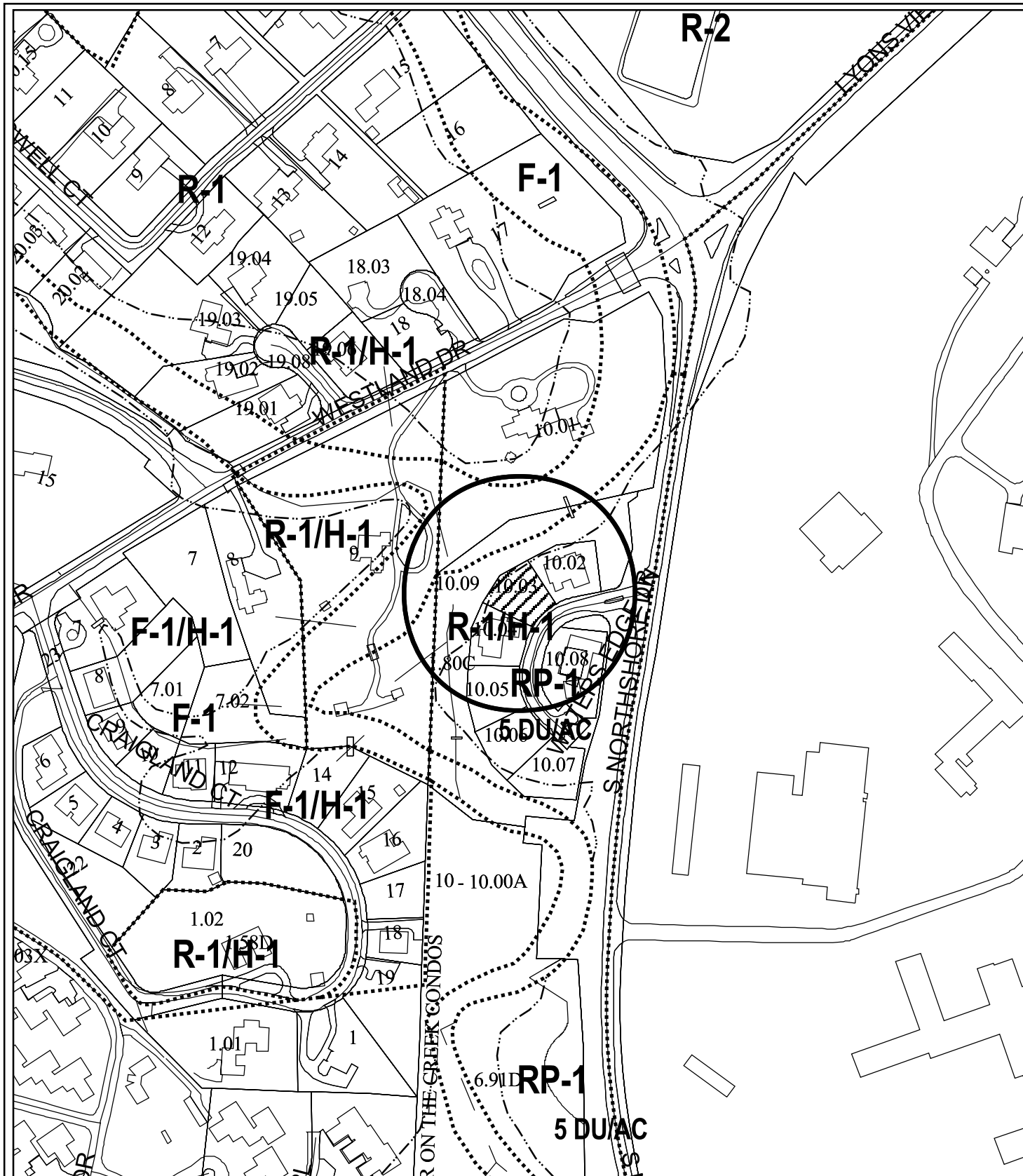
NEED AND JUSTIFICATION

According to the applicant, a front yard setback reduction is necessary to accommodate the proposed building design. Required off street parking is provided along Waters Edge Lane and will accommodate any potential visitor parking.

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

Staff does not believe that a 10' front yard setback will negatively affect the character of the neighborhood. Since this property is the last buildable lot in the subdivision, the 4' reduction will not set a precedence for future 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.



2-N-06-UR
 USE ON REVIEW



Reduction of the front and rear yard setbacks for a single family residence in RP-1 (Planned Residential)

Original Print Date: 01/25/06 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

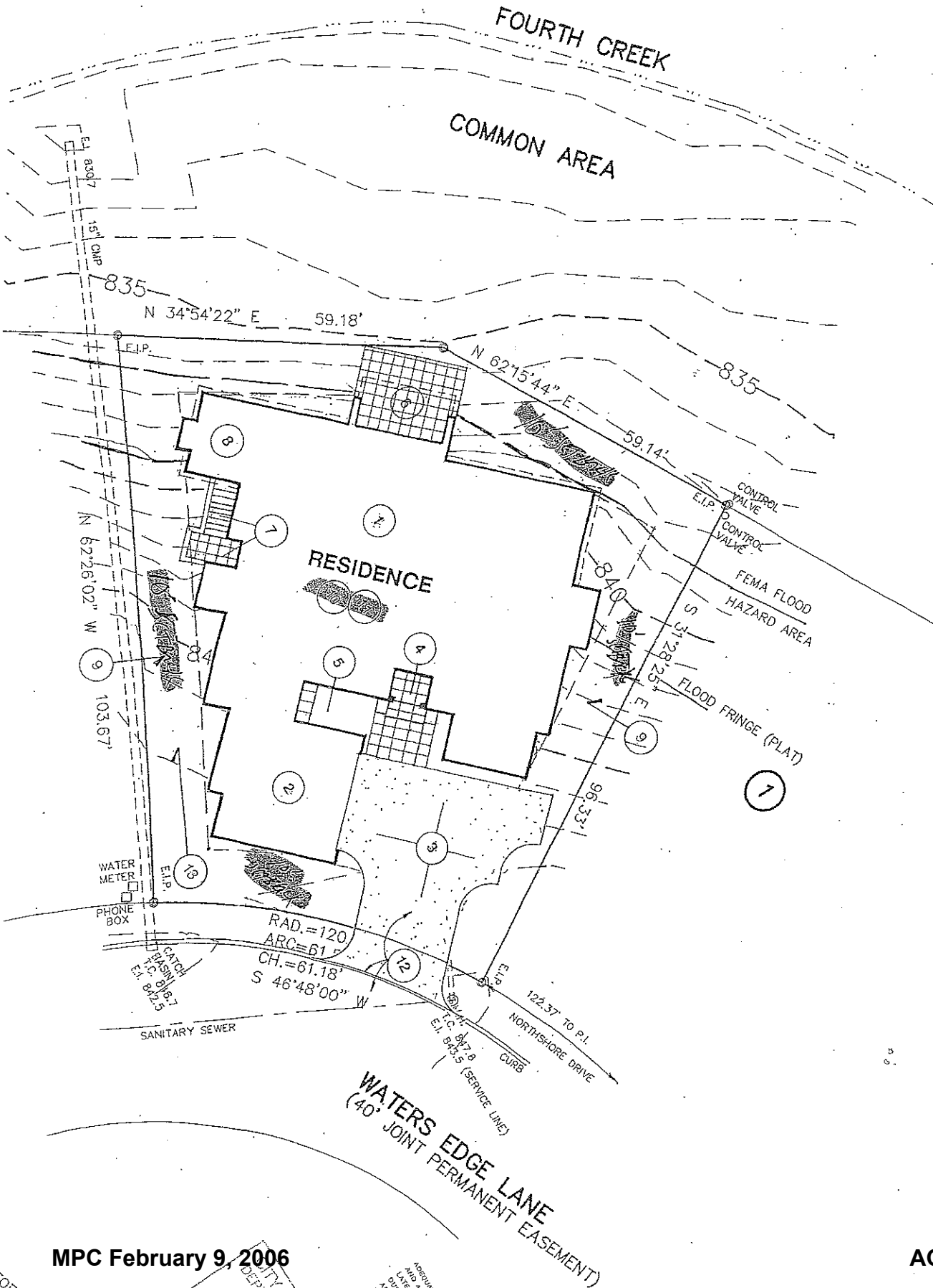
Petitioner: Ken Harrigan

Map No: 121

Jurisdiction: City



Z-N-06-UR



APPROVED BY
MAYOR
LARRY
DUNN
DIRECTOR
OF
PLANNING
AND
ZONING
DEPT. OF
CITY OF
BIRMINGHAM

CITY OF KNOXVILLE
BOARD OF ZONING APPEALS
DECISION

APPLICATION NUMBER 5-F-95-VA, filed by LEONARD & BETTY MCKEEHAN for variance of requirements of the City of Knoxville Zoning Ordinance was considered by the Board of Zoning Appeals at a public hearing on May 18, 1995.

Location: WATERS EDGE LANE

CLT: 121-O

Parcel: 10 Lot: 2

Zoning: RP-1 - Planned Residential District

REQUEST VARIANCES AS SHOWN ON SITE PLAN TO:

Variance Request

Board Action

- 1) Reduce front yard setback on Waters Edge Lane from 25' to 14' for construction of a single family dwelling.

APPROVED

Appeal to City Council:

Date of Council Hearing:

Council Action:

Resolution No., if approved:

Appeals to Chancery Court:

Docket No.:

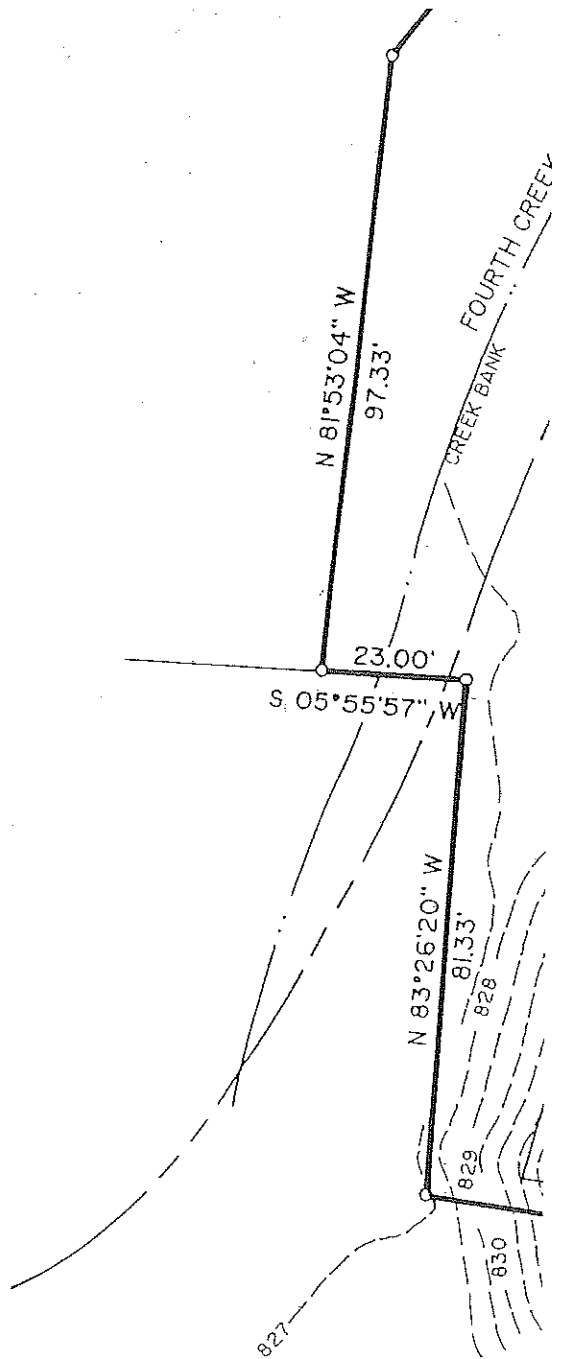
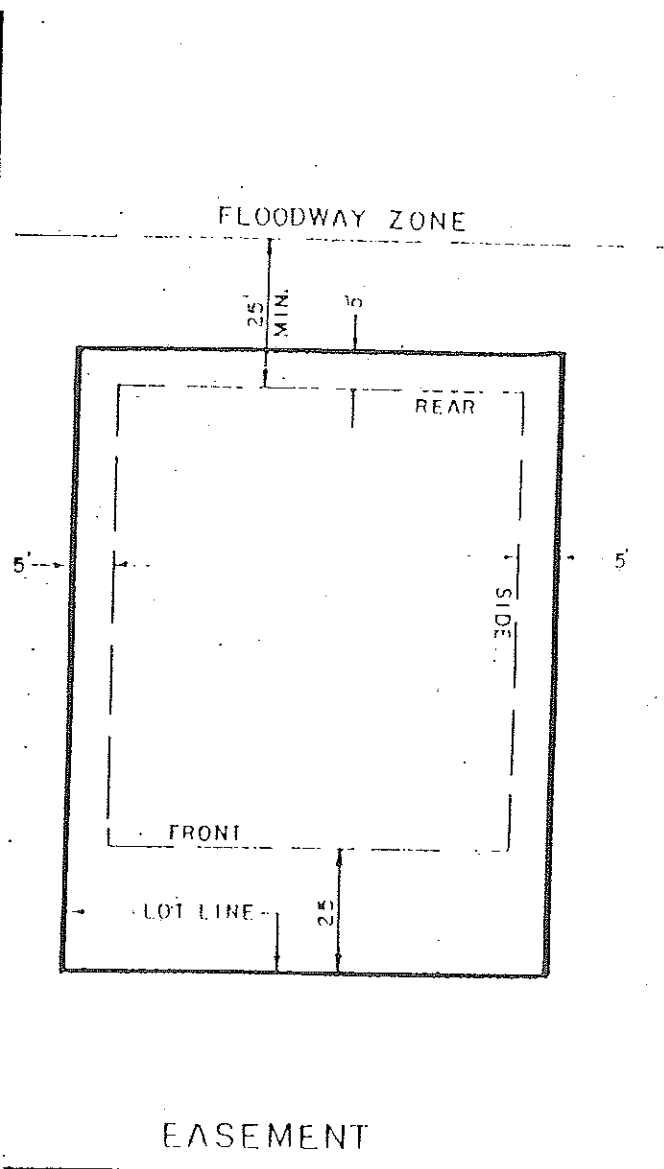
Court Action:

*CONDITIONS OF APPROVAL

1. Approved variances are limited to the variance request(s) as shown on the site plan submitted to the Board of Zoning Appeals.
2. A building permit may be issued on June 5, 1995, if no appeal is filed with MPC within fifteen (15) days after the BZA meeting.

c: Petitioner

Public Service Department File



TYPICAL LOT LAYOUT
NO SCALE

(ALL LOTS TO HAVE 6,000 SQ. FT. OR GREATER)

PHASE I
CONCEPT & DEVELOPMENT PLAN FOR:

WESTMINSTER GREEN
WARD 51, KNOXVILLE, TENNESSEE
DISTRICT 6, KNOX COUNTY

