



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

▶ **FILE #:** 4-I-07-UR

AGENDA ITEM #: 101

AGENDA DATE: 4/12/2007

▶ **APPLICANT:** WEATHERSTONE, LLC

OWNER(S): WEATHERSTONE, LLC

TAX ID NUMBER: 143 D G 1-10 143 DC 015

JURISDICTION: City Council District 2

▶ **LOCATION:** South side of Laurel Ridge Ln., northeast of Autumn Valley Ln.

▶ **APPX. SIZE OF TRACT:** 4.25 acres

SECTOR PLAN: Southwest County

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

ACCESSIBILITY: Access is via Pipkin Ln., a local street with a pavement width of 26'.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

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

▶ **EXISTING LAND USE:** Subdivision under development

▶ **PROPOSED USE:** Revised front setbacks for approved detached residential development

DENSITY PROPOSED: 2.47 du/ac

HISTORY OF ZONING: Concept subdivision and development plan approved by MPC on 4/13/2006 for up to 135 dwellings

SURROUNDING LAND USE AND ZONING: North: Detached dwellings / A agricultural & RP-1 residential

South: Detached dwellings / RP-1 residential

East: I-140 / OS-1 open space

West: Detached dwellings / PR residential

NEIGHBORHOOD CONTEXT: Property in the area is zoned A agricultural, PR, RP-1 and RA residential. Development consists of detached single family dwellings. Pellissippi Parkway (I-140) borders the site to the east.

STAFF RECOMMENDATION:

▶ **APPROVE** the request to amend the development plan to permit a 15' front yard setback for the detached dwellings as shown on the plan (lots 84-94) subject to 2 condition

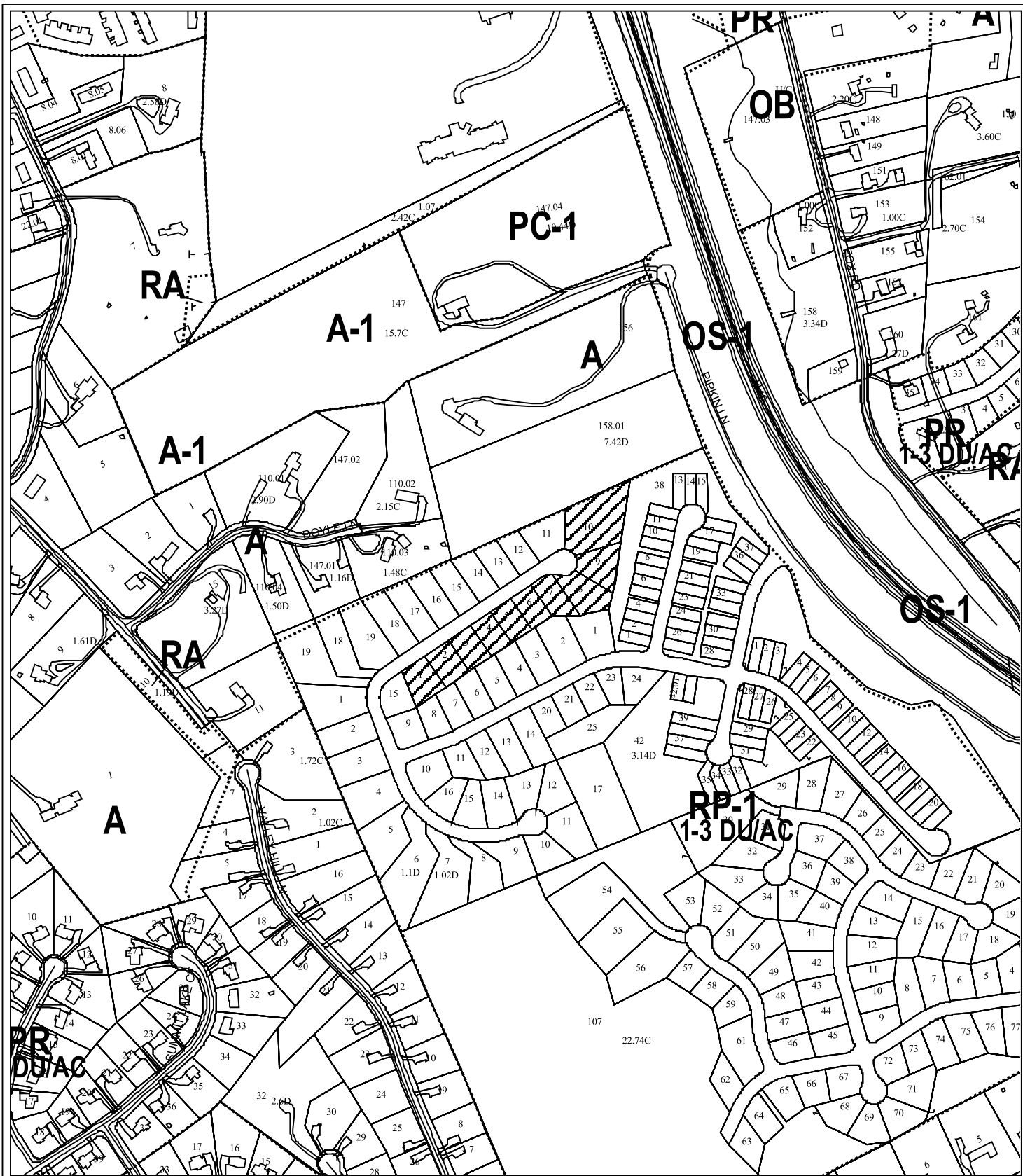
1. Meeting all required conditions of the previously approved concept subdivision plan (1-SF-04-C) and use on review (1-H-04-UR).
2. Meeting all other applicable requirements of the Knoxville Zoning Ordinance

COMMENTS:

The applicant is requesting to amend the previously approved development plan (1-H-04-UR). At the time the plan was approved the applicant stated that the detached dwellings would be required to have a 25' front yard setback. The applicant is now requesting the front yard setback for the some of the detached units be permitted to be decreased to 15'. The RP-1(Planned Residential) district permits the applicant with the

approval of the MPC to establish the minimum required setbacks. A 15' front setback has been approved in past when there are site circumstances that make have a larger setback impractical. Due to the steepness of this site, staff believes the 15' front setback can be justified. Each dwelling will be constructed with a two car garage.

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.



**4-I-07-UR
USE ON REVIEW**

 Reduction of front setback from 25' to 15' in RP-1 (Planned Residential)

Original Print Date: 03/20/07 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Weatherstone, LLC

Map No: 143

Jurisdiction: City



