



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

▶ **FILE #:** 12-B-07-UR

AGENDA ITEM #: 114

AGENDA DATE: 12/13/2007

▶ **APPLICANT:** **GLENN, LLC.**
OWNER(S): PATRICK & CATHERINE LADD

TAX ID NUMBER: 92 D A 004.33
JURISDICTION: City Council District 3

▶ **LOCATION:** **South side of Burlwood Rd., southeast of Pine Needle Ln.**

▶ **APPX. SIZE OF TRACT:** **0.19 acres**
SECTOR PLAN: Northwest County
GROWTH POLICY PLAN: Urban Growth Area

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

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

WATERSHED: Third Creek

▶ **ZONING:** **RP-1 (Planned Residential)**
▶ **EXISTING LAND USE:** **Vacant land**
▶ **PROPOSED USE:** **Reduction of the required front yard setback from 25' to 24.5'**

HISTORY OF ZONING: The subject property was zoned to RP-1 in 1995 (7-N-95-RZ). The final plat was approved in July in 2004 (7-SGG-07-F).

SURROUNDING LAND USE AND ZONING:
North: Residential lot / RP-1 (Planned Residential)
South: Residences / RP-1 (Planned Residential)
East: Residences / RP-1 (Planned Residential)
West: Residences / RP-1 (Planned Residential)

NEIGHBORHOOD CONTEXT: This lot is located within the Glenmay Subdivision which is still under construction. Neighborhoods surrounding this subdivision have been developed with residential uses under R-1, R-1A, A-1 and RP-1 zoning.

STAFF RECOMMENDATION:

- ▶ **APPROVE the request to reduce the front yard setback from 25' to 24.5' as shown on the development plan, subject to the following 3 conditions:**
1. Meeting all applicable requirements of the Knoxville Dept. of Engineering.
 2. Meeting all requirements of the approved concept plan/use-on-review and final plat.
 3. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

COMMENTS:

The applicant is requesting a front yard setback reduction from 25' to 24.5' on lot located within the Glenmay Subdivision. The final plat was approved in July of 2004 (7-SGG-04-F) for 65 lots. According to the applicant,

the front yard setback reduction is necessary in order to accommodate the proposed building design for this lot. MPC reviews all revised development plan requests for the City's planned residential districts, this includes requests made for setback reductions.

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

1. The proposal will have no impact on schools.
2. No additional traffic will be added to Burlwood Rd. with the approval of this request.
3. Public water and sewer utilities are available to serve the development.
4. Staff does not believe that a 24.5' front yard setback will negatively affect the character of the neighborhood and will not set a precedent for future development.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposed dwelling 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.
2. The proposal meets all requirements of the RP-1 zoning district and a use on review with the approval of the waiver.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan proposes low density residential uses for this site.

ESTIMATED TRAFFIC IMPACT: 15 (average daily vehicle trips)

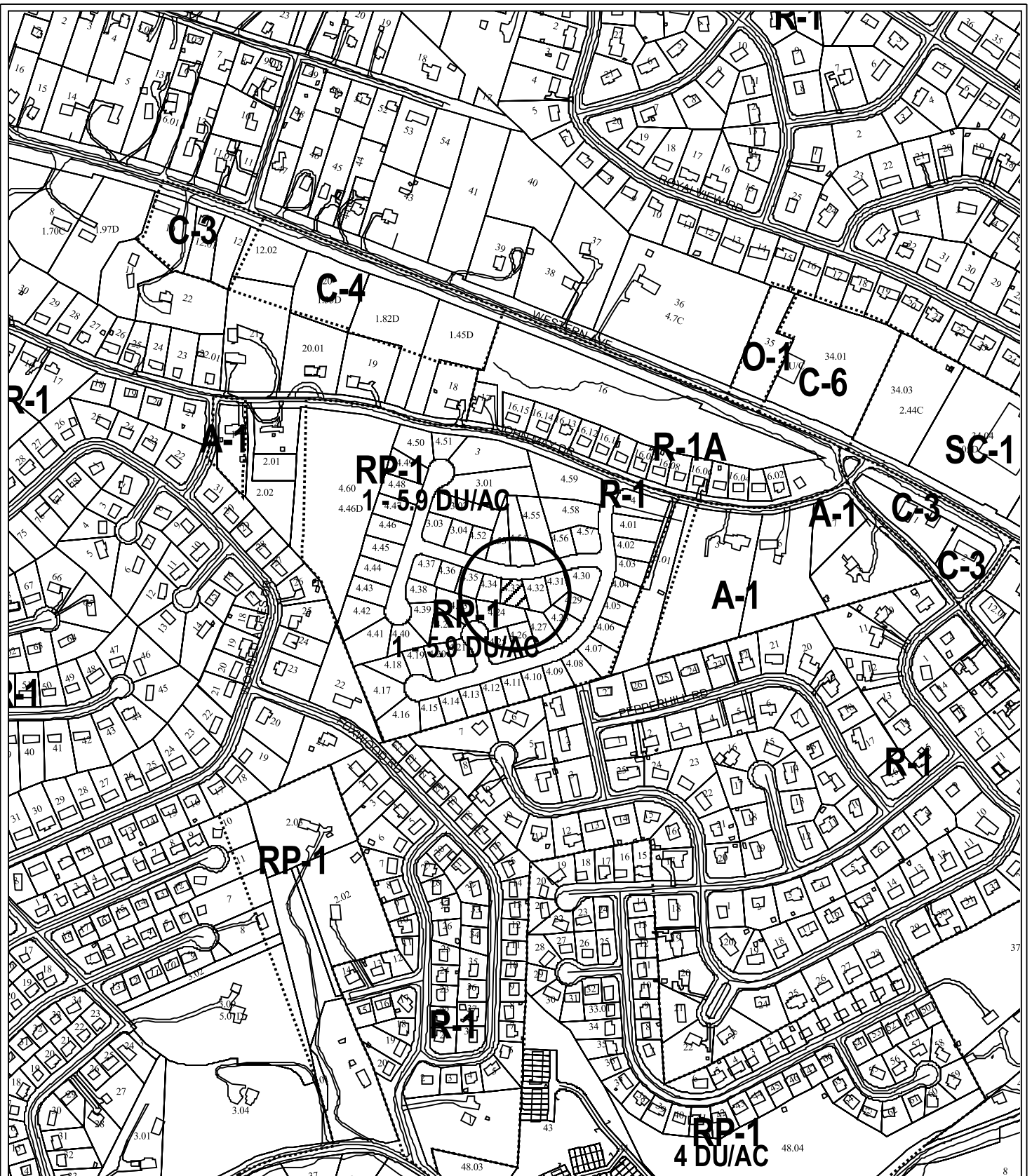
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 1 (public and private school children, ages 5-18 years)


Schools affected by this proposal: Amherst Elementary, Northwest Middle, and Karns High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

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-B-07-UR
 USE ON REVIEW

 Reduction of the required front yard setback from 25' to 24.5' in RP-1 (Planned Residential)

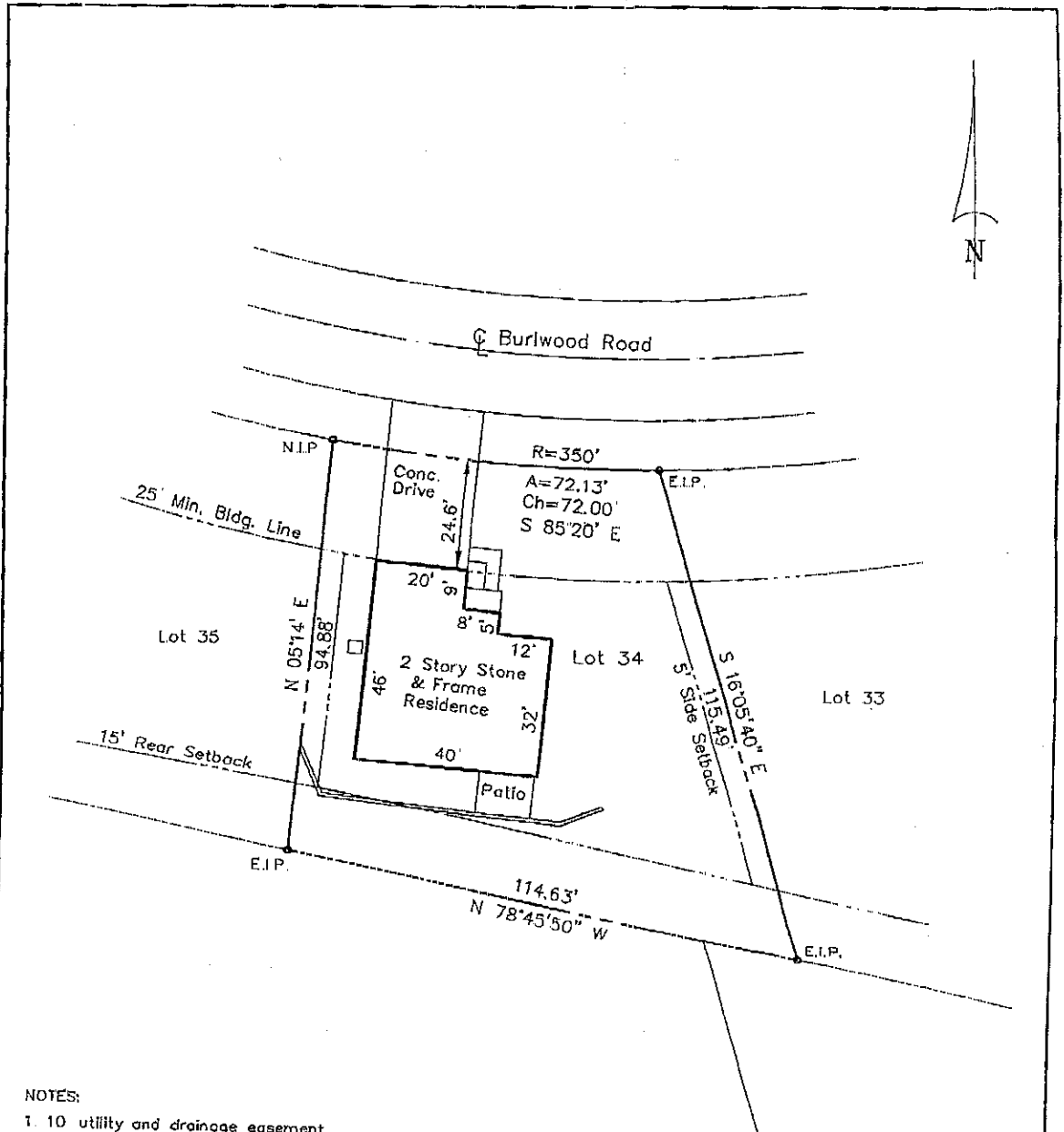
Original Print Date: 11/28/07 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Glenn, LLC.

Map No: 92

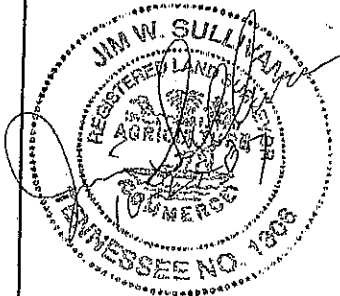
Jurisdiction: City





NOTES:

- 1. 10' utility and drainage easement inside road frontage and subdivision perimeter lot lines, 5' inside all interior lot lines.



12-B-070R

I hereby certify that this survey has been made using the latest recorded deed and other information furnished by the Title Attorney, that there are no encroachments or projections other than those shown; and that the survey is correct to the best of my knowledge and belief

10-25-07 *Jim Sullivan*

Owner: <u>Patrick G. Ladd & Catherine E. Ladd</u> <u>6116 Burlwood Road</u> <u>Knoxville, TN 37921</u>		Instru No <u>20040817 0014824</u>
Jim Sullivan, Land Surveyor Knoxville, Tenn. Ph. 690-4709	Scale <u>1"=30'</u> Date <u>Oct. 24, 2007</u>	Lot <u>34</u> Subd <u>Glenmay S/D</u> County <u>Knox</u> Dist. <u>5</u> City <u>Knoxville, Ward 44</u> State <u>Tennessee</u>