



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

▶ **FILE #:** 6-C-08-UR

AGENDA ITEM #: 61

AGENDA DATE: 6/12/2008

▶ **APPLICANT:** S&E PROPERTIES, LLC.

OWNER(S): ERIC MOSELEY

TAX ID NUMBER: 143 D E 023

JURISDICTION: City Council District 2

▶ **LOCATION:** North side of Winter Sun Ln., southeast of Cumberland Ridge Dr.

▶ **APPX. SIZE OF TRACT:** 0.3 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Wintersun Ln., 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: Sinking Creek

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

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Reduction of the required periphery boundary from 25' to 15' along the northern property line

HISTORY OF ZONING: Rezoned to RP-1 in 2003 (1-I-03-RZ).

SURROUNDING LAND USE AND ZONING: North: Residences / 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 Fox Creek Subdivision which is currently under construction. Properties surrounding the subdivision have been developed with residential uses under RP-1 zoning.

STAFF RECOMMENDATION:

▶ **APPROVE** the request to reduce the required periphery boundary from 25' to 15' 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 (10-SE-05-C/10-SS-05-F).
3. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

COMMENTS:

The applicant is requesting a peripheral boundary reduction from 25' to 15' on a lot located within the Fox Creek Subdivision. The final plat was approved in November of 2005 (10-SS-05-F) for 81 lots. According to the applicant, the peripheral boundary reduction along the rear property line of parcel 23 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, and this includes requests made for peripheral boundary 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 Winter Sun Ln. 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 15' peripheral setback will negatively impact the character of the neighborhood and will not set a precedent for future development. The subject property does not abut a residence, but is adjacent to Autumn Valley Ln which is located in the Weatherstone subdivision. Therefore, this reduction will not encroach closer to a residence.

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 Southwest County Sector Plan proposes low density residential uses for this site.

ESTIMATED TRAFFIC IMPACT: 15 (average daily vehicle trips)

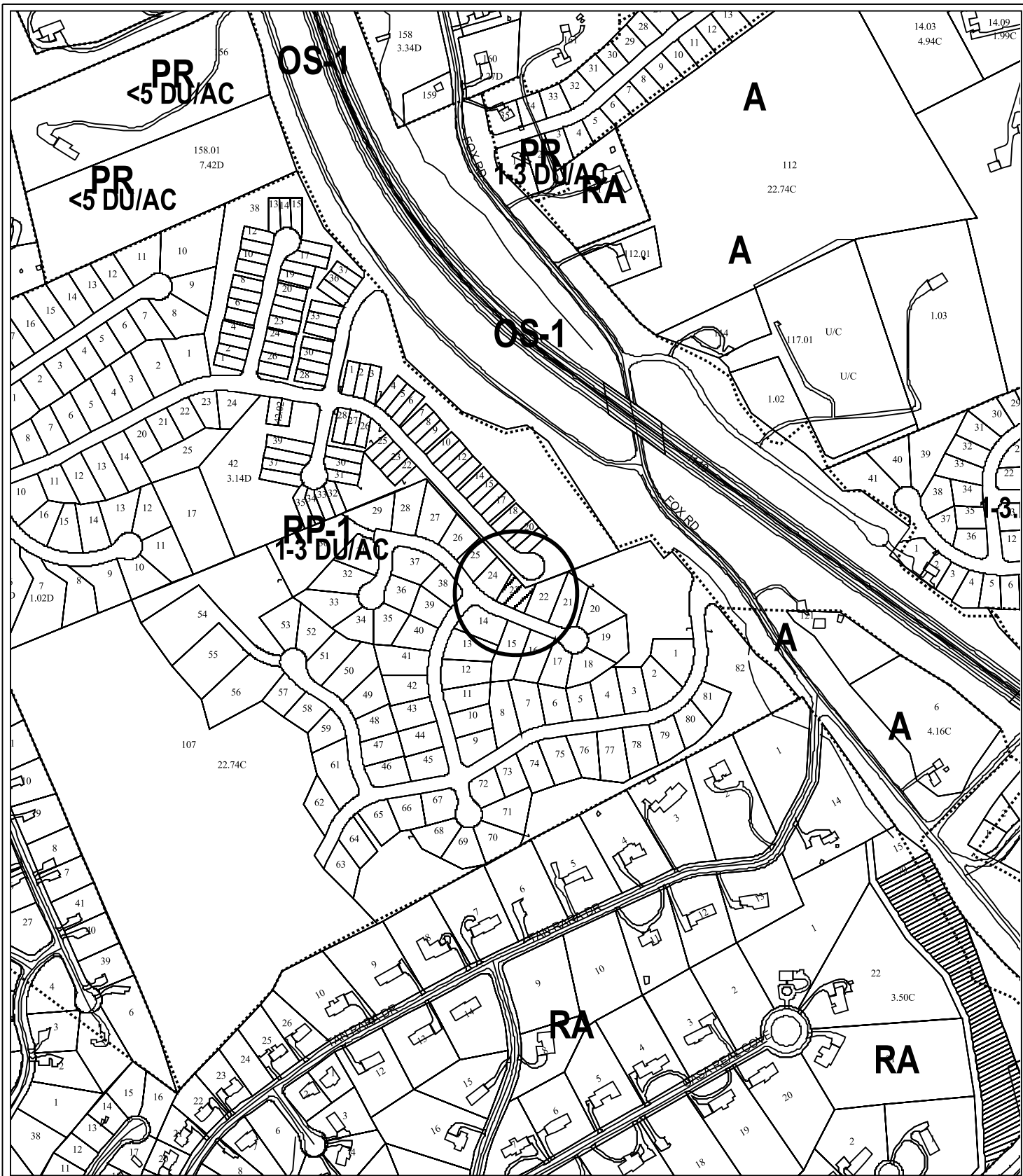
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: A. L. Lotts Elementary, West Valley Middle, and Farragut 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.



**6-C-08-UR
USE ON REVIEW**



Reduction in the required periphery boundary from 25' to 15' along the northern property line in RP-1 (Planned Residential)

Original Print Date: 05/23/08 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: S&E Properties, LLC.

Map No: 143

Jurisdiction: City



