



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

▶ **FILE #:** 11-I-08-UR

AGENDA ITEM #: 78

AGENDA DATE: 11/13/2008

▶ **APPLICANT:** MAY, LLC.

OWNER(S): MAY, LLC.

TAX ID NUMBER: 92 D A 003.01

JURISDICTION: City Council District 3

▶ **LOCATION:** East side of Pine Needle Ln., south of John May Dr.

▶ **APPX. SIZE OF TRACT:** 0.82 acres

SECTOR PLAN: Northwest City

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Pine Needle Ln., a local street with a pavement width of 26' within a 50' wide 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:** Developing Subdivision

▶ **PROPOSED USE:** Establish a minimum front yard setback of 20' from Pine Needle Ln.

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: Detached dwelling / RP-1 residential

South: Detached dwelling / RP-1 residential

East: Detached dwelling / RP-1 residential

West: Detached dwelling / RP-1 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 decrease the required front yard setback for this parcel only from 25' to 20' as shown on the development plan subject to 1 condition**

- 1. Meeting all other applicable requirements of the RP-1 (Planned Residential) zoning regulations

COMMENTS:

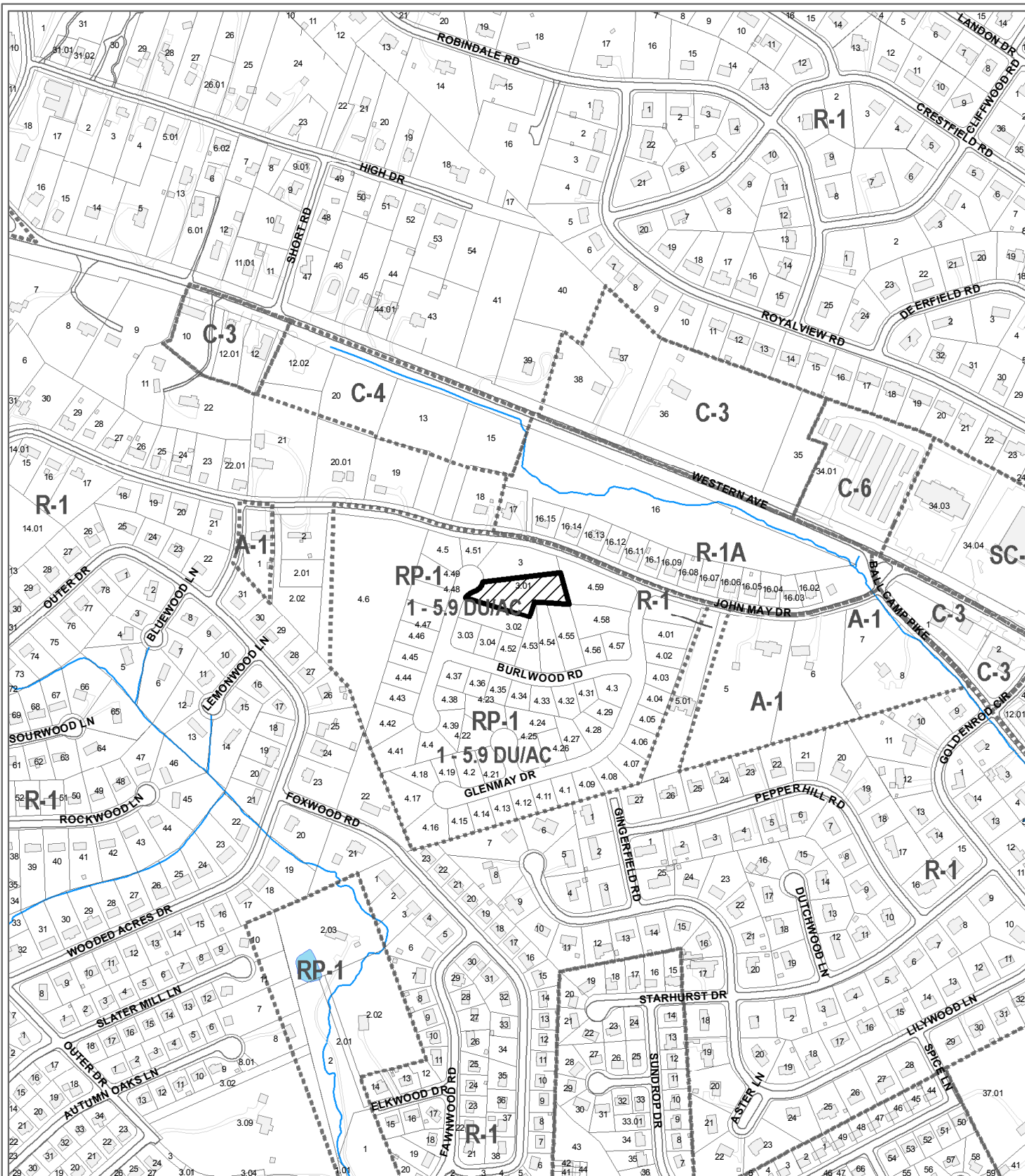
The applicant is requesting a reduction in the required front setback from 25' to 20' for the lot located at 5832 Pine Needle Ln. Building setbacks are established through the use on review process which are reviewed and approved by MPC. To obtain relief from an established setback requires MPC's concurrence through the submission of a revised plan. In this particular case the front building setback was established at 25' as

required by the RP-1 regulations at that time. Since the initial approval of this plan, the Knoxville Zoning Ordinance has been amended to permit more flexibility in establishing building setbacks by permitting MPC to set all building setbacks. The site in question is physically constrained by the existence of a sinkhole buffer on the lot which make setting the front setback at 20' justifiable.

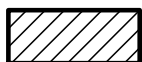
ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

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.



**11-I-08-UR
USE ON REVIEW**



Establish a minimum front yard setback of 20' from Pine Needle Ln. in RP-1 (Planned Residential)

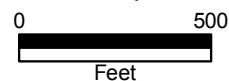
Original Print Date: 10/28/2008
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

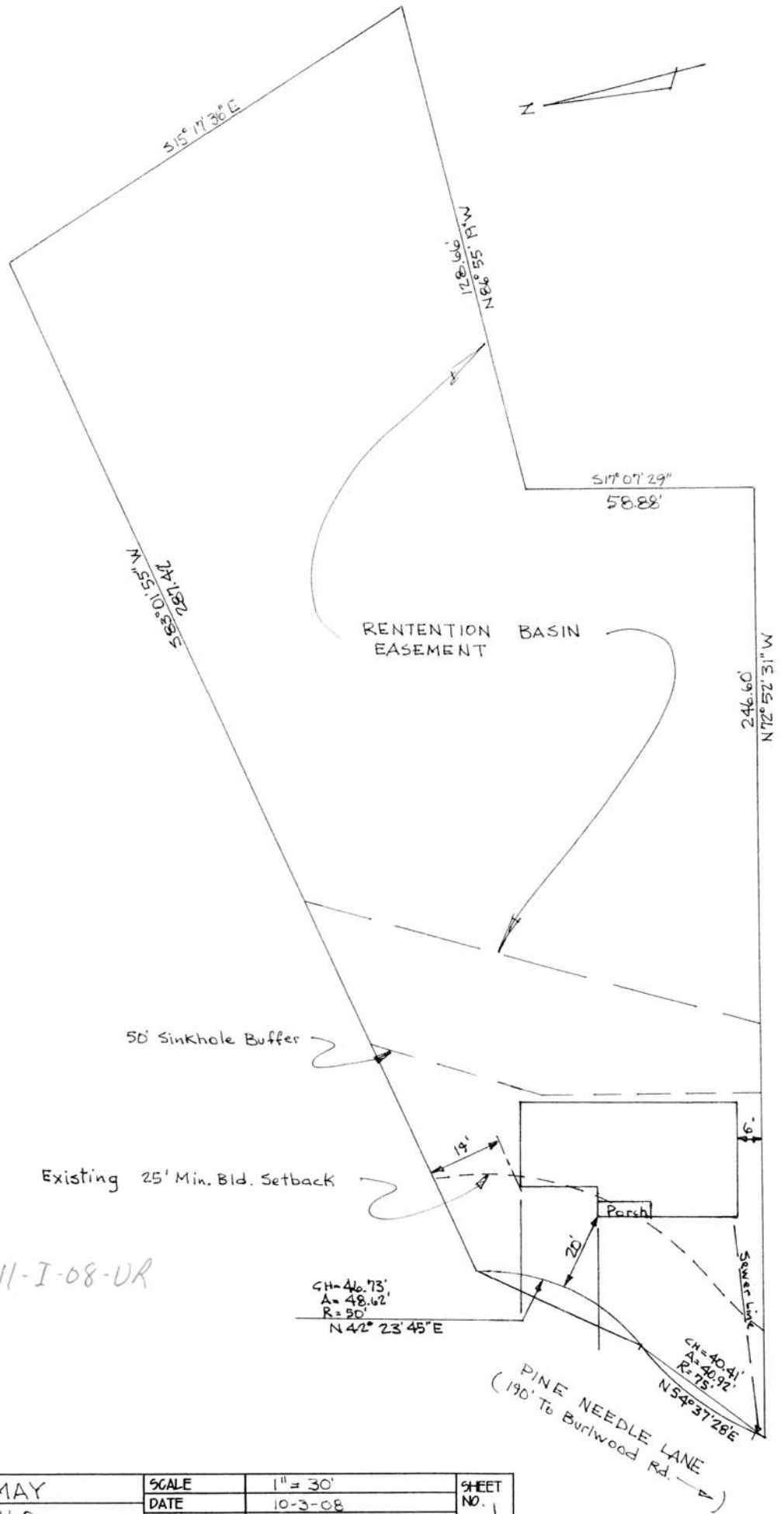
Revised:

Petitioner: May, LLC.

Map No: 92

Jurisdiction: City





11-I-08-UR

LOT # 54	S/D. GLENMAY	SCALE	1" = 30'	SHEET NO. 1
Dist. 5, Ward 44, BIK. 44160		DATE	10-3-08	
		DRAWN BY	P.L.M.	