

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

▶ **FILE #:** 11-D-11-UR

AGENDA ITEM #: 20

AGENDA DATE: 11/10/2011

▶ **APPLICANT:** CHESNEY HILLS PARTNERSHIP

OWNER(S): Chesney Hills Partnership

TAX ID NUMBER: 104 M J 009-011, 040-047, 053-057

JURISDICTION: County Commission District 6

▶ **LOCATION:** North & south sides of Winding Hills Ln., north of Bob Kirby Rd.

▶ **APPX. SIZE OF TRACT:**

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access to the subdivision is via Bob Kirby Rd., a minor collector street with a pavement width of 20' within a 50' right-of-way. All internal streets are classified as local streets and have a 50' wide right-of-way and a pavement width of 26'

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

▶ **ZONING:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Residential lots

▶ **PROPOSED USE:** Reduce the side yard setbacks for the identified lots

HISTORY OF ZONING: The site was zoned PR at 1 - 2.8 du/ac in 2006. A concept plan and use on review were approved for this site on June 8, 2006

SURROUNDING LAND USE AND ZONING: North: Detached residences / PR residential and A agricultural

South: Detached residences / PR residential and A agricultural

East: Detached residences / PR residential and A agricultural

West: Detached residences / PR residential and A agricultural

NEIGHBORHOOD CONTEXT: Zoning in the area consists of A agricultural and RA, RAE and PR residential. Development in the area consists of single family dwellings.

STAFF RECOMMENDATION:

▶ **APPROVE the request to decrease the minimum required side yard setback for the noted lots from 10 feet to 5 feet as shown on the plan subject to 1 condition**

1. Meeting all other applicable requirements of the Knox County Zoning Ordinance.

With the condition noted, this plan meets the requirements for approval of a concept plan and use on review in the PR zoning district.

COMMENTS:

The concept plan and use on review for Chesney Hill subdivision were approved in 2006. The approval was for up to 94 lots on 40 acres of land. The majority of the lots in the development were approved with a 5 foot wide side yard setback. At that time MPC required that lots fronting on roads with a grade of 12 percent or greater be required to have a side yard setback of 10 feet or more. In lieu of the 10 foot side yard setback, the applicant was given the opportunity to submit a detailed grading plan that would illustrate that each lot would have a building site. At the time the concept plan was considered, the applicant chose not to have the grading plan prepared and the plan was approved with the 10 foot setbacks on some of the lots.

The applicant is now requesting that the 10 foot side yard setback be reduce to 5 feet for the sixteen lots shown on the plan. A detailed grading plan has been prepared for each lot. The Knox County Dept. of Engineering and Public Works has reviewed the grading plan and has determined that each lot has building site and that the storm drainage can be adequately accommodated around each proposed building site.

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

1. The subdivision has been developed and all utilities are in place.
2. The proposed reduction in the sideward setback will have no impact on the surrounding development.
3. Any school age children living in this development are presently zoned to attend Cedar Bluff Primary, Intermediate and Middle Schools and Karns High School.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The existing subdivision meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance with the recommended conditions.

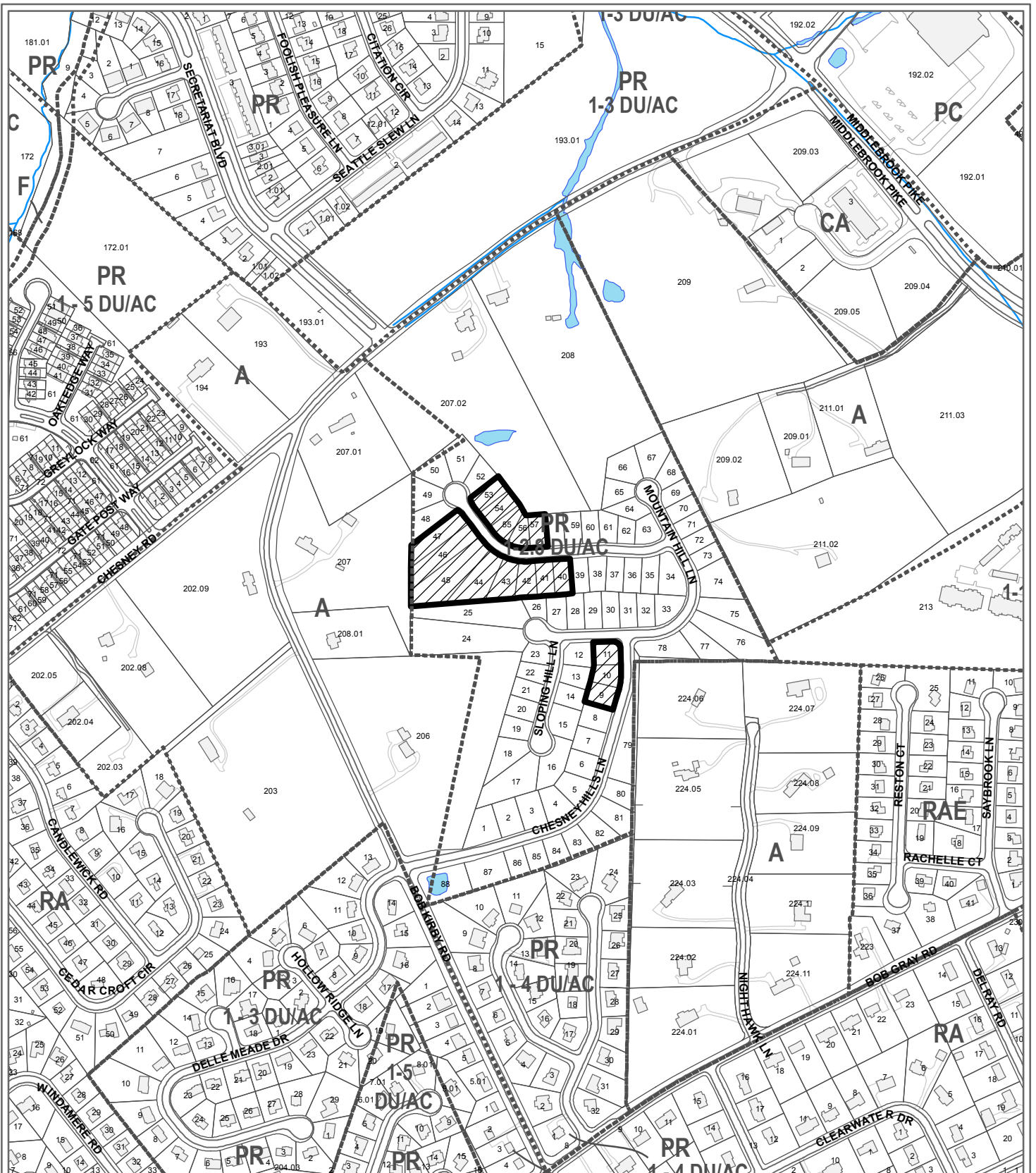
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan designates this property for low density residential use. The PR zoning approved for the property allows consideration of up to 2.8 du/ac . The subdivision was developed at 2.35 du/ac which is consistent with the Sector Plan and the zoning designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: Not calculated.

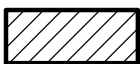
ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**11-D-11-UR
USE ON REVIEW**

Petitioner: Chesney Hills Partnership



Reduce the side yard setbacks for the identified lots in PR (Planned Residential)

Map No: 104

Jurisdiction: County

Original Print Date: 10/26/2011 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

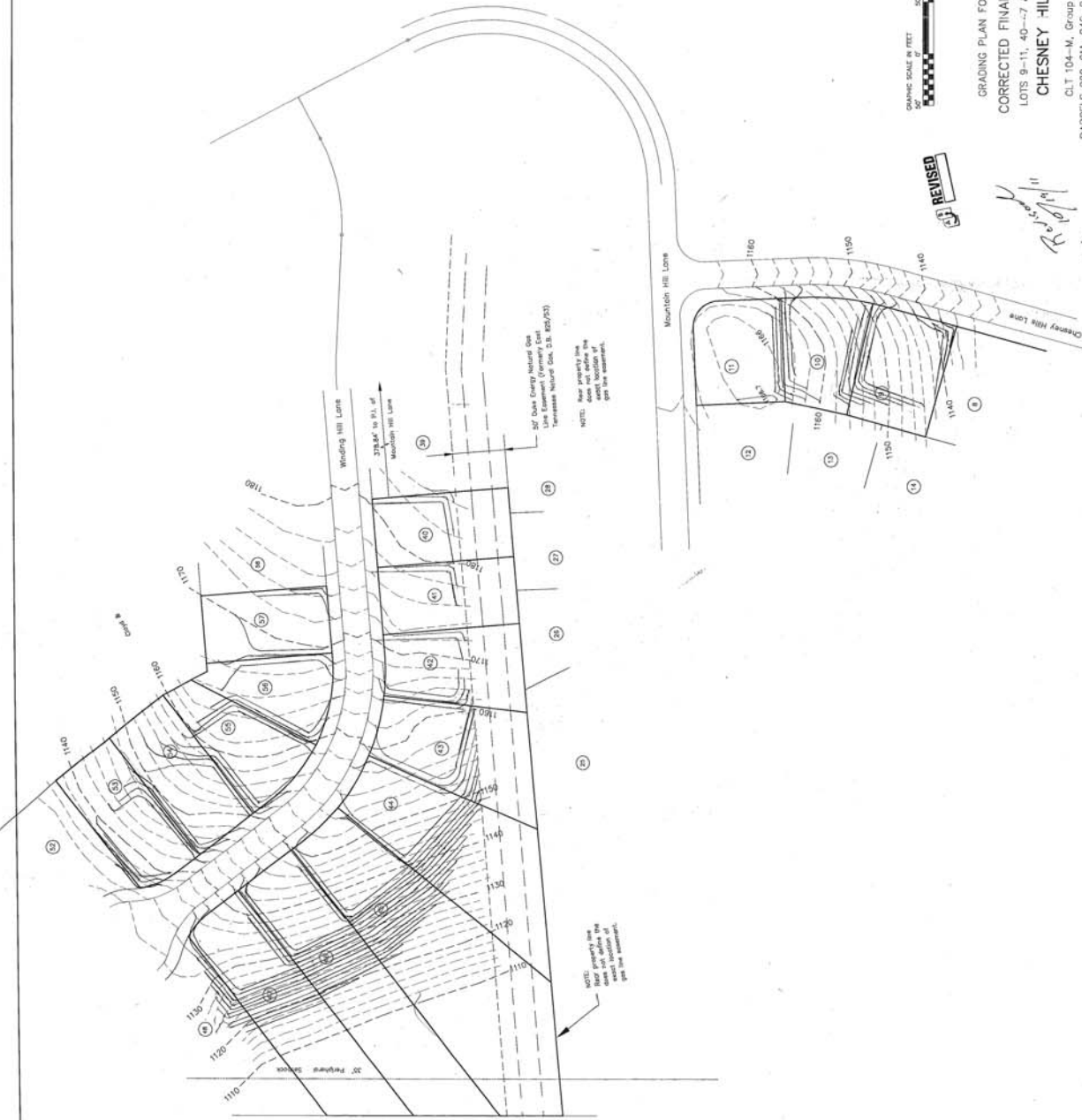




GRADING PLAN FOR
 CORRECTED FINAL PLAT
 LOTS 9-11, 40-7 & 53-57
CHESNEY HILLS
 C/LT 104-M, Group J
 PARCELS 009-011, 04C-047, 053-C57
 DISTRICT 6 - KNOX CO., TENN
 SCALE: 1"=50' OCT. 18, 2011

REVISED

Handwritten notes:
 5' sidewalk
 11' sidewalk
 11' sidewalk



MapInfo Project
 Chesney Hills
 20020913 0022284



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 Jim Sullivan
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OWNER:
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 Chesney Hills
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