



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

▶ **FILE #:** 1-D-13-UR

**AGENDA ITEM #:** 25

**AGENDA DATE:** 1/10/2013

▶ **APPLICANT:** KNOXVILLE HABITAT FOR HUMANITY

OWNER(S): Knoxville Habitat for Humanity

TAX ID NUMBER: 83 A K 001 & 002 083AF 03203-03214

JURISDICTION: City Council District 6

▶ **LOCATION:** East and west side of Anniversary Ln., northwest side of Mission Bell Ln.

▶ **APPX. SIZE OF TRACT:** 11.97 acres

SECTOR PLAN: East City

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

ACCESSIBILITY: Access is via Skyline Dr., a minor collector street with a 22' pavement width within a 35' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Holston and French Broad

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

▶ **EXISTING LAND USE:** Developing subdivision

▶ **PROPOSED USE:** Revision to previously approved plan to reduce minimum required front yard setbacks

3.69 du/ac

HISTORY OF ZONING:

SURROUNDING LAND USE AND ZONING: North: Residence & church / R-1 residential

South:

East:

West:

NEIGHBORHOOD CONTEXT:

**STAFF RECOMMENDATION:**

▶ **APPROVE the request to reduce the minimum required front yard setback to 18 ft. as shown on the plan subject to 3 conditions**

1. Meeting all other applicable requirements of the Knoxville Zoning Ordinance
2. Meeting all applicable requirements of the Knoxville Engineering Dept.
3. Meeting all other requirements of the previously approved concept plan (2-SA-10-C) and use on review (2-C-10-UR)

With the conditions this request meets the requirements of the RP-1 zone and the other criteria for approval of a use on review.

**COMMENTS:**

The applicant is in the process of building out this 15.78 acre tract into 54 detached residential lots and 3 attached residential lots at a density of 3.61 du/ac. The Planning Commission approved the concept plan and use on review for this project in 2010. At that time the minimum required front yard setback for detached dwellings in the RP-1 zone was 25 feet. Since that time the Zoning Ordinance has been amended to permit MPC to establish the minimum required front yard setback. After building on a number of lots in the subdivision, the applicant is finding it difficult to fit the desired floor plans on the lots and still meet the required setback. The applicant is trying to build houses with front porches that encroach into the front setback more than permitted by the Zoning Ordinance. By reducing the minimum required front yard setback, the applicant will be able to construct the houses as desired with out the need for variances.

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

1. The proposed subdivision will have minimal impact on local services since utilities are available to serve this site.
2. The proposed residential subdivision at a density of 3.61 du/ac, is consistent in use and density with the zoning of the property and with the density of other developed property in the area.

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

1. The proposed revised front setback for this subdivision, with the recommended conditions, meets the standards for development within a RP-1 (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed development 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.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The East City Sector Plan and Knoxville One Year Plan designate this property for low density residential use. The RP-1 rezoning recommended for approval by the Planning Commission allows consideration of a density up to 4 du/ac. The proposed subdivision at a density of 3.61 du/ac is consistent with the Sector and One Year Plans and zoning designation.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**ESTIMATED TRAFFIC IMPACT 588 (average daily vehicle trips)**

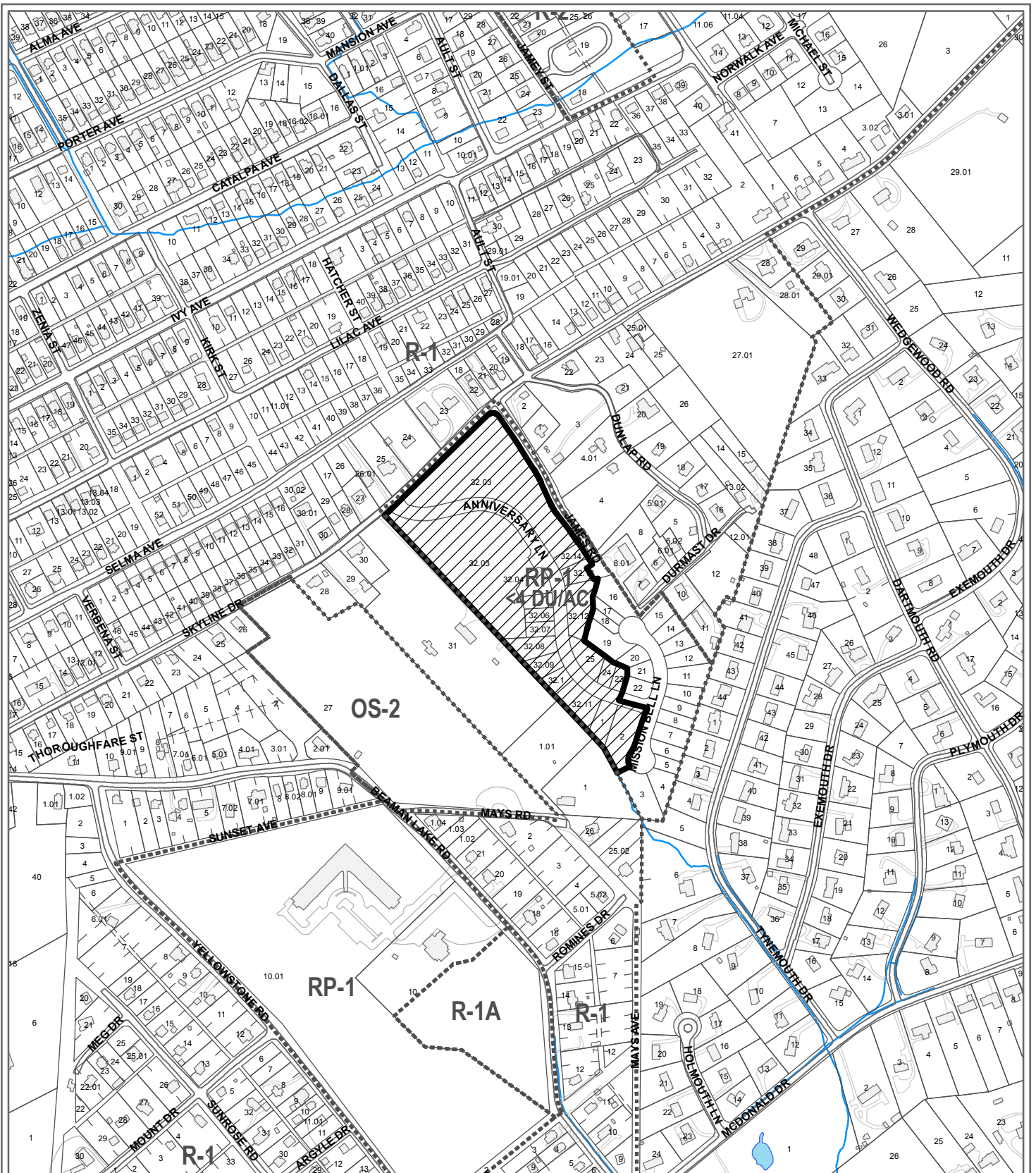
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 21 (public and private school children, ages 5-18 years)**

Schools affected by this proposal: Sunnyview Pr/Chilhowee Int, Carter Middle, and Austin East 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.



**1-D-13-UR  
USE ON REVIEW**



Revision to previously approved plan to reduce minimum required front yard setbacks in RP-1 (Planned Residential)

Original Print Date: 12/31/2012      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Knoxville Habitat for Humanity

Map No: 83

Jurisdiction: City

