



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

▶ **FILE #:** 6-I-15-UR

AGENDA ITEM #: 39

AGENDA DATE: 6/11/2015

▶ **APPLICANT:** KNOXVILLE HABITAT FOR HUMANITY

OWNER(S): Knoxville Habitat for Humanity

TAX ID NUMBER: 83 A L 004-007 083 AF 03204

[View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS:

▶ **LOCATION:** North and south sides of White Chapel Ln., west side of Anniversary Ln.

▶ **APPX. SIZE OF TRACT:**

SECTOR PLAN: East City

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

ACCESSIBILITY: Access to the lots in question is from White Chapel 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: Holston and French Broad

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

▶ **EXISTING LAND USE:** Vacant residential lots

▶ **PROPOSED USE:** Reduction of previously approved front yard setback from 25' to 15'

HISTORY OF ZONING: The site was rezoned to RP-1 in 2010. Subsequently a subdivision with 54 lots was approved

SURROUNDING LAND USE AND ZONING: North: Detached dwellings / RP-1 residential

South: Detached dwellings / R-1 residential

East: Detached dwellings / RP-1 residential

West: Detached dwellings / RP-1 residential

NEIGHBORHOOD CONTEXT: These lots are located within Silver Leaf Subdivision. The development surrounding these lots consists of detached dwellings which are located in RP-1 (Planned Residential) or R-1 (Low Density Residential) districts.

STAFF RECOMMENDATION:

▶ **APPROVE** the request to reduce the minimum required front yard setback to 15 ft. for lots 4-7 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. Due to topographic constraints the applicant is finding it difficult to fit the desired floor plans on the lots in question and still meet the required setback.

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.

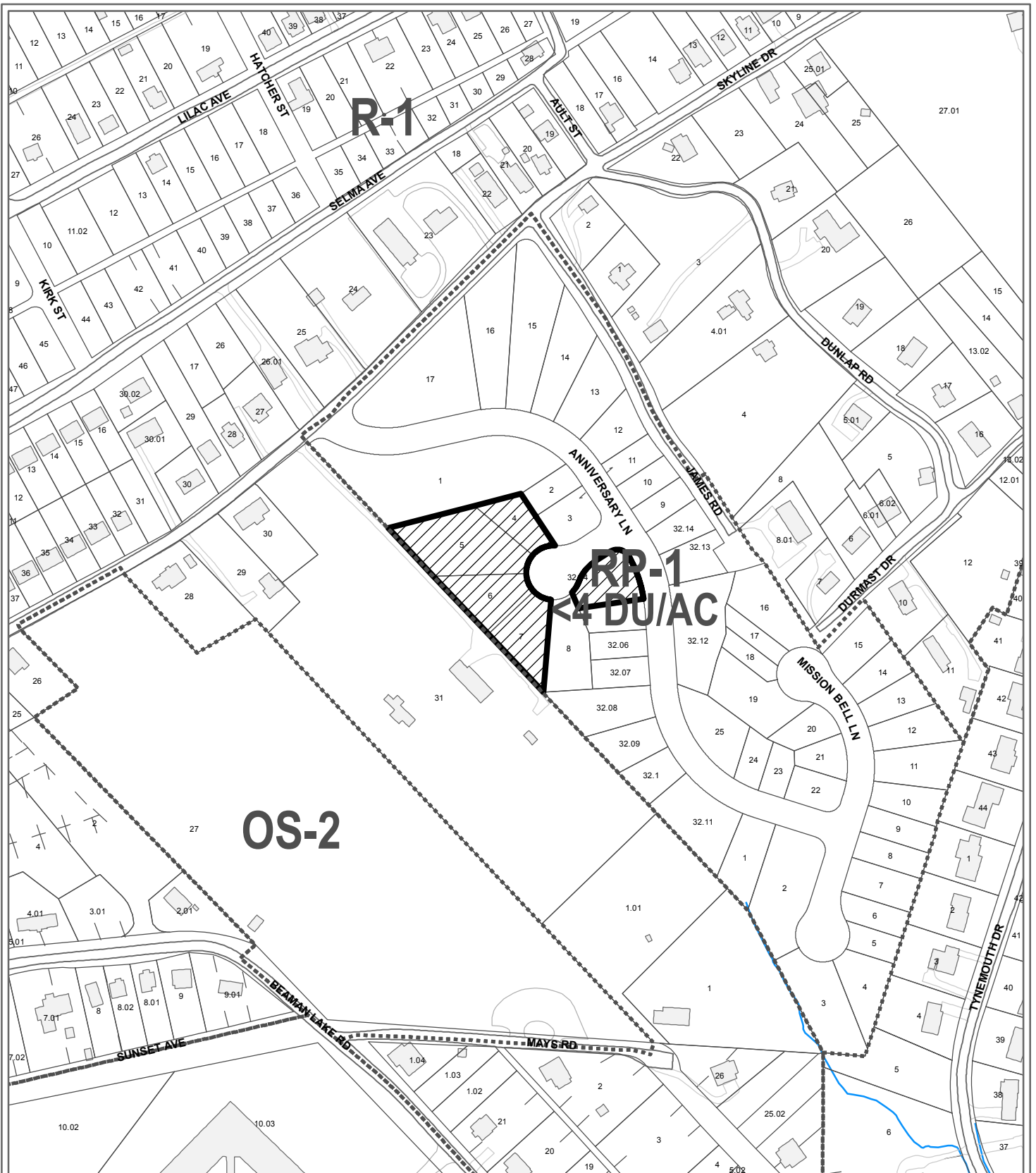
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

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: Not required.

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.



**6-I-15-UR
USE ON REVIEW**



Reduction of previously approved front yard setback from 25' to 15' in RP-1 (Planned Residential)

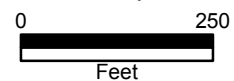
Original Print Date: 5/21/2015
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Knoxville Habitat for Humanity

Map No: 83

Jurisdiction: City



30320-F

STATEMENT OF APPROVAL FOR RECORD
This is to certify that the information set forth herein complies with the provisions of the laws of the State of Tennessee and the rules and regulations of the State Board of Standards and Practices for Professional Engineers and Surveyors.

STATEMENT OF COMPLETION OF WORK AND RELATED INFORMATION
The undersigned engineer certifies that all work required by this plan has been completed and that the same complies with the provisions of the laws of the State of Tennessee and the rules and regulations of the State Board of Standards and Practices for Professional Engineers and Surveyors.

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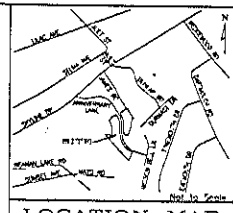
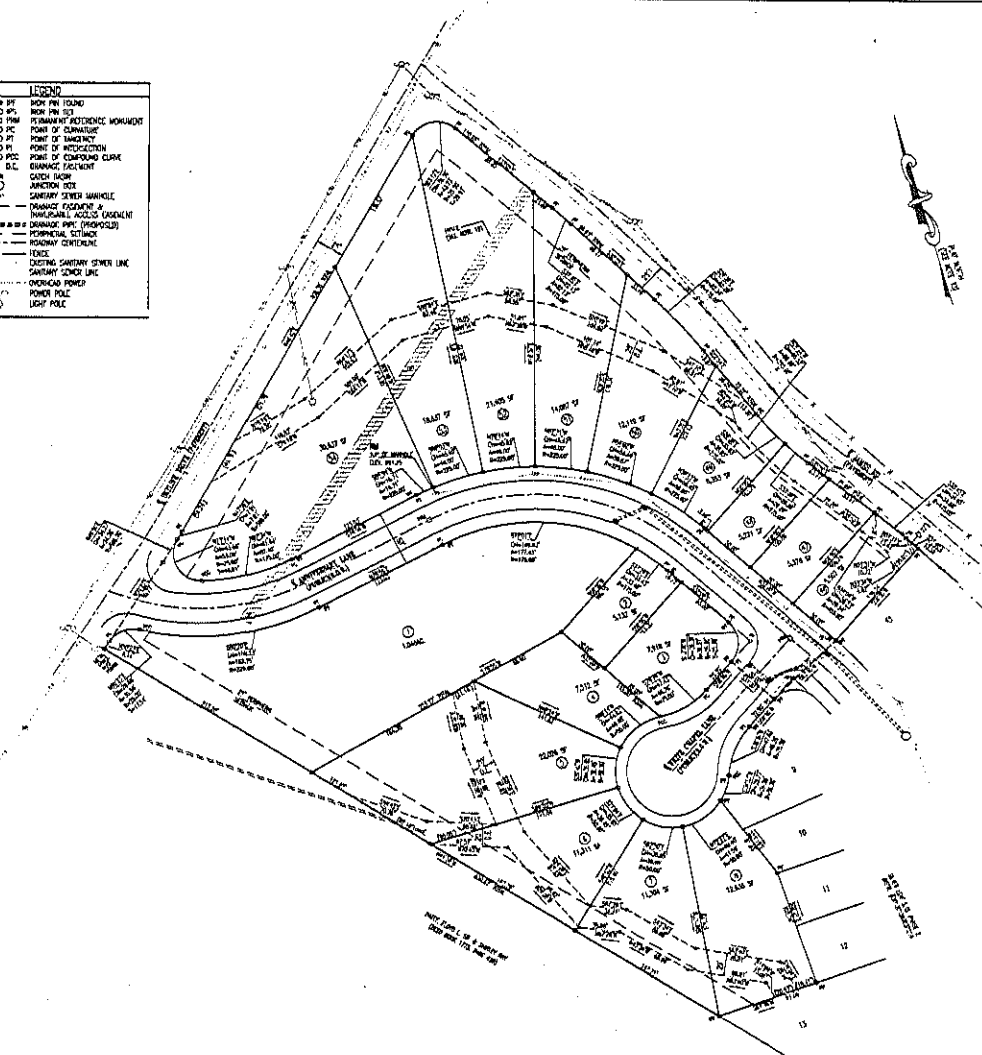
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LEGEND	
●	BY
○	BOX IN (S)
○	PERMANENT RESIDENCE MONUMENT
○	PC
○	POINT OF CURVATURE
○	POINT OF TANGENCY
○	POINT OF INTERSECTION
○	POINT OF CIRCULAR CURVE
○	PCC
○	CHANGING FACILITY
○	CATCH BASIN
○	JUNCTION BOX
○	SAWNEY SEWER MANHOLE
○	TRANSVERSE EGRESS & ESCAPE
○	PROPOSED UTILITY (ASBESTOS)
○	PROPOSED UTILITY
○	ROADWAY CENTERLINE
○	TOUSE
○	DIGGING SANITARY SEWER LINE
○	SAWNEY SEWER LINE
○	CONCRETE POSE
○	POWER POLE
○	LIGHT POLE



1. This plan shall be recorded in the public records of the County of Knox, Tennessee.
2. If any part of this plan is found to be in violation of any law, ordinance or regulation of the City of Knoxville, Tennessee, the entire plan shall be void.
3. The engineer certifies that the information set forth herein complies with the provisions of the laws of the State of Tennessee and the rules and regulations of the State Board of Standards and Practices for Professional Engineers and Surveyors.
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STATE OF TENNESSEE
KNOX COUNTY
KNOXVILLE



OWNER:
KNOXVILLE HABITAT FOR HUMANITY, INC.
1501 WASHINGTON AVE.
KNOXVILLE, TN 37917
PHONE: (603) 323-3339

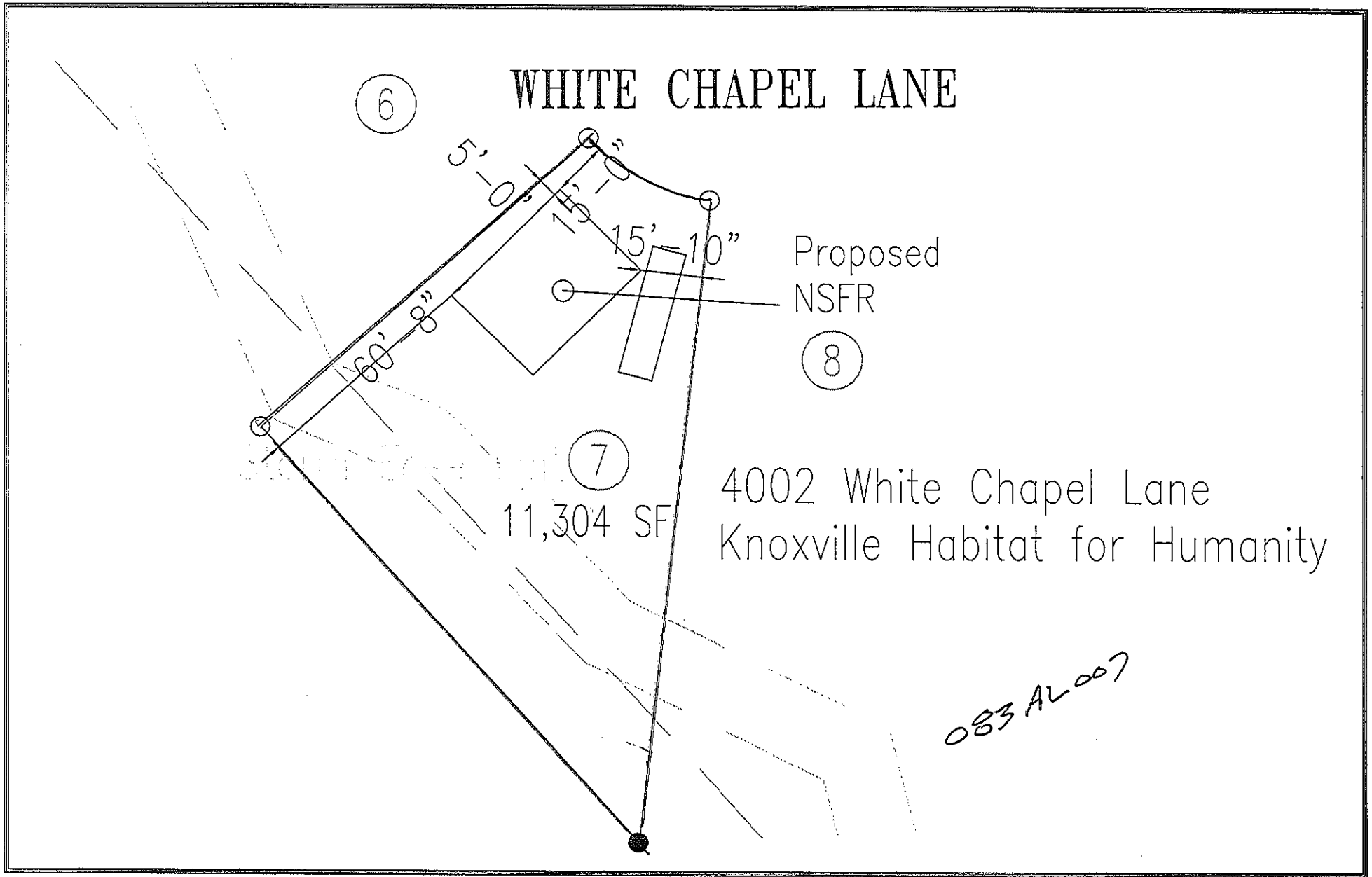
FINAL PLAT
FOR
SILVER LEAF SUBDIVISION
PHASE 3
A RESUBDIVISION OF R. LEN JOHNSON &
LOTT 1, 2, & 3 OF A.C.
MULLINS & W.H. WARREN
CLT MAP DES-47, PARCELS 30-03
DISTRICT 7, KNOX COUNTY, TN
CITY BLOCK 3535
30TH WARD, CITY OF KNOXVILLE
SCALE: 1" = 50' DECEMBER 21, 2011
50' 25' 0 50' 100'

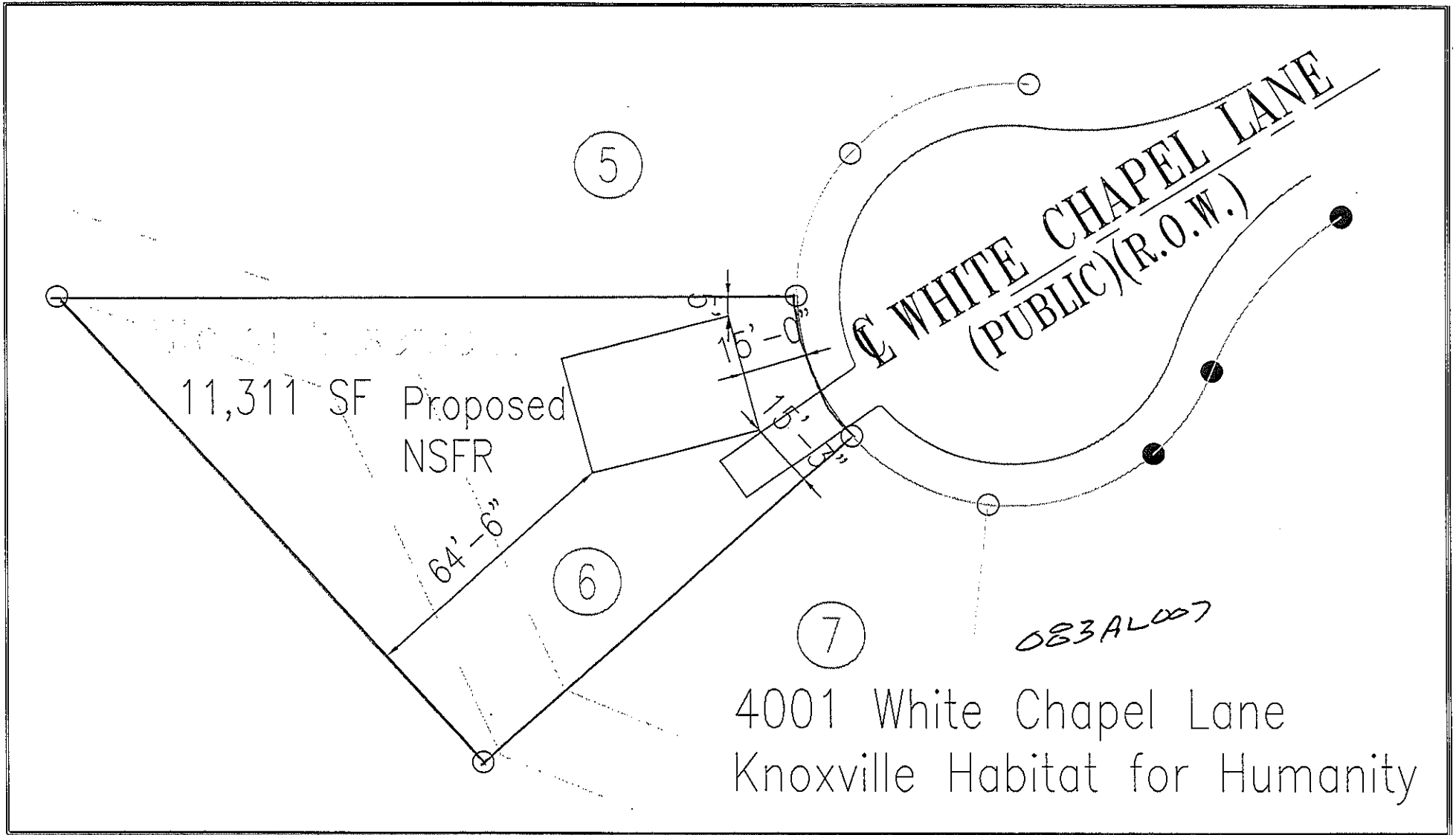
HATSON, HINKS, NORVILL & POE
REGISTERED PROFESSIONAL ENGINEERS & LAND SURVEYORS
4334 PARKHILL DRIVE
KNOXVILLE, TENNESSEE 37906
PHONE: (603) 955-8413
FAX: (603) 955-8413
www.hhnpe.com

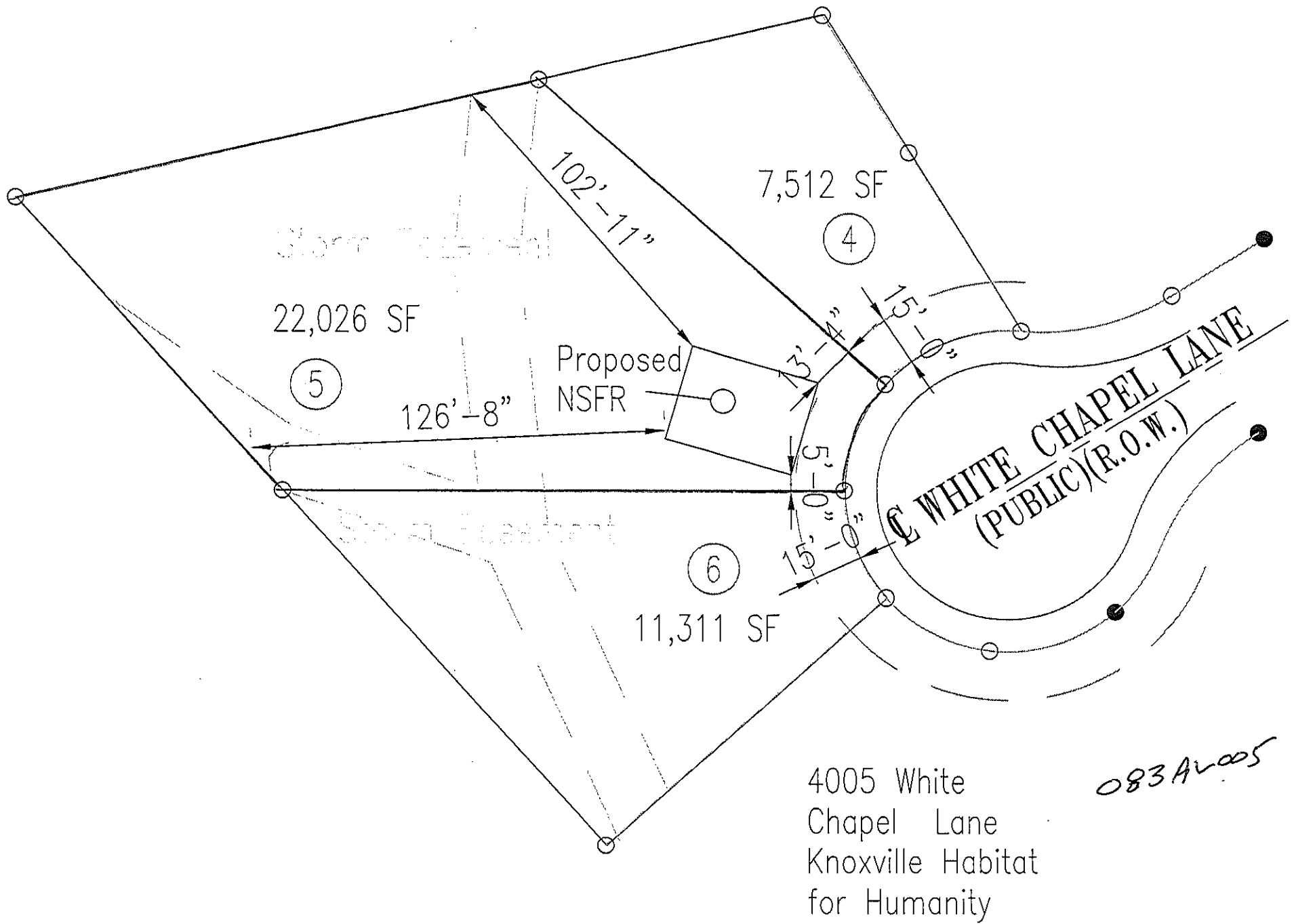
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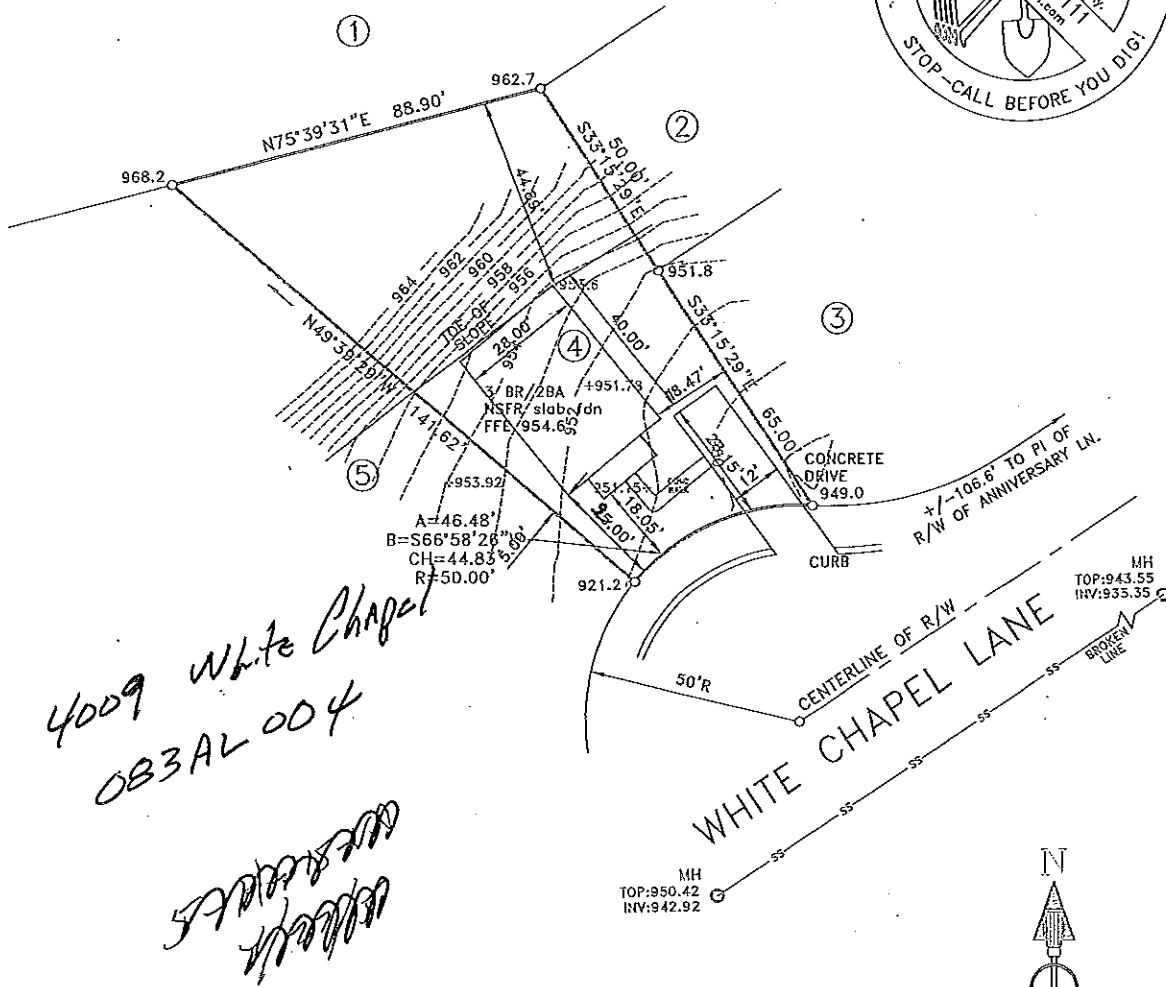
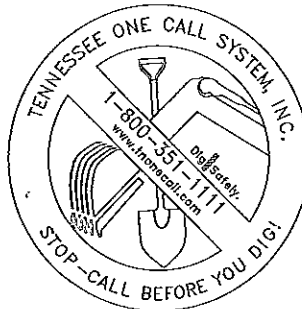


NOTES:

- 1.) SUBJECT TO EASEMENTS OR RIGHTS-OF-WAYS, OR CLAIMS OF EASEMENTS OR RIGHT-OF-WAYS, NOT SHOWN BY THE PUBLIC RECORDS.
- 2.) EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SITE PLAN IS NOTED HEREON, NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL. PROPERTY IS ZONED: "PR"
- 3.) PROPERTY IS SUBJECT TO ANY AND ALL RESTRICTIONS, CONDITIONS, PLANNING COMMISSION REGULATIONS, ZONING ORDINANCES, RIGHTS-OF-WAY, EASEMENTS, AND BUILDING SETBACK REQUIREMENTS, IF ANY, AFFECTING SAID PROPERTY.

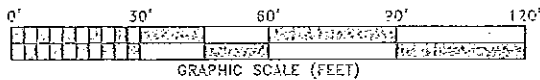
NOTE:

1.) THE UNDERGROUND UTILITIES SHOWN, IF ANY, HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. VERIFY EXACT SIZE AND LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES WITH THE PROPER LOCAL AUTHORITIES BEFORE EXCAVATION OR CONSTRUCTION.



*4009 White Chapel
083AL 004*

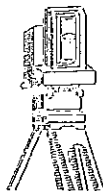
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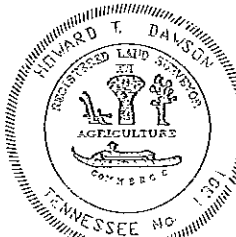
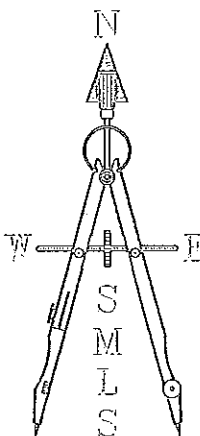
**PROPOSED SITE PLAN FOR
KNOXVILLE HABITAT FOR HUMANITY**

SITE PLAN FOR _____
 DISTRICT 7 COUNTY KNOX CITY KNOXVILLE WARD 30 STATE TN
 LOT NO. 4 BLOCK _____ IN SILVER LEAF S/D PH. 3
 ADDRESS 4009 WHITE CHAPEL LN
 MAP INST. NO. 201302110052751 SCALE 1"=30'
 MAP C.A.B. _____ SLIDE _____ DATE 4-21-15
 TAX MAP 083A GROUP L PARCEL 004
 WARRANTY DEED INST. NO. 201003040056415
 CENSUS TRACT NO. _____ DRAWN BY MJD
 BEARING BASE GRID NORTH
 MORTGAGE CO. _____
 TITLE CO. _____

SMLS

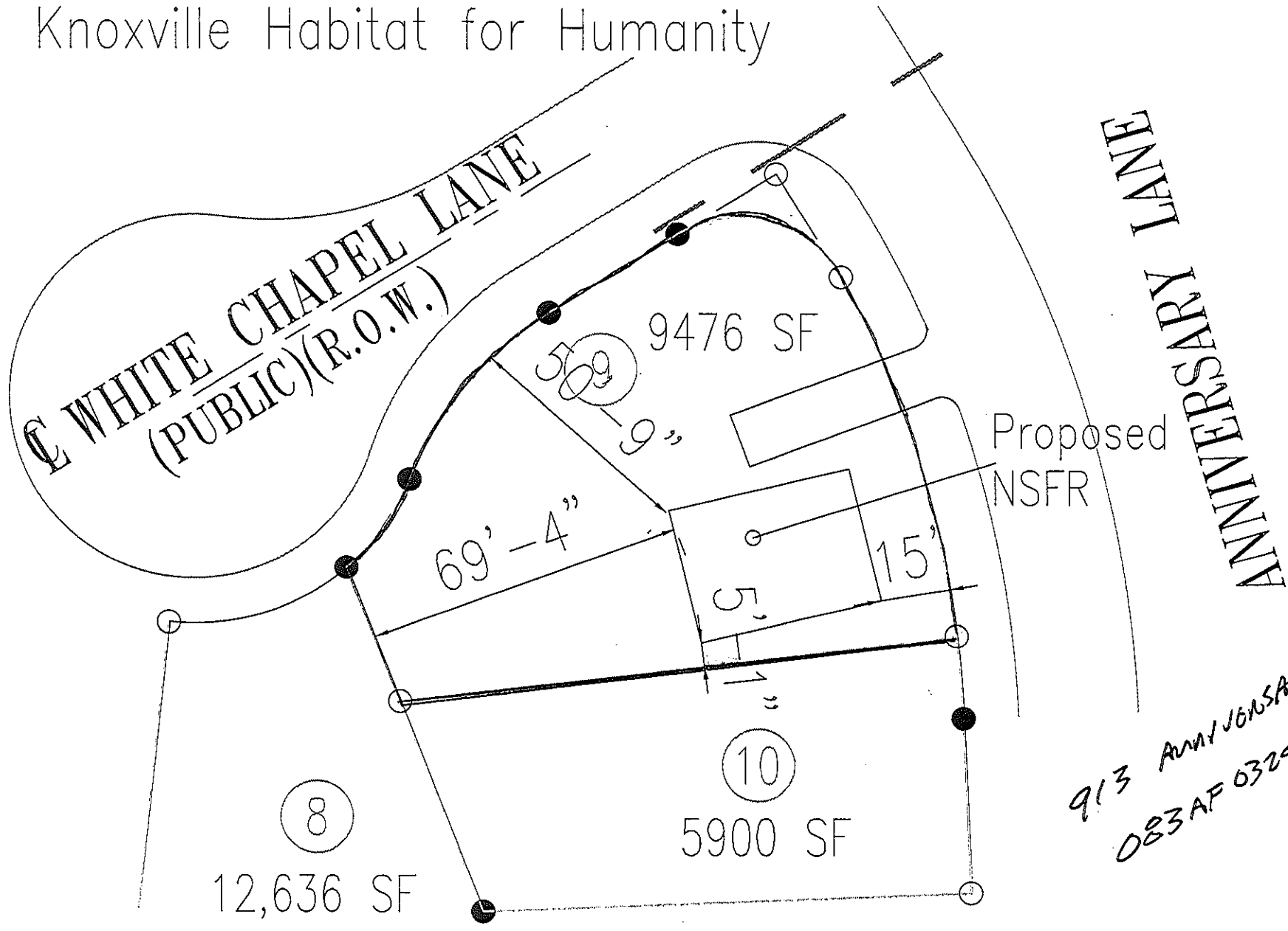


**SMOKEY MOUNTAIN
LAND SURVEYING
CO., INC.**
 HOWARD T. DAWSON
 P.O. BOX 9391
 KNOXVILLE, TN 37940
 PH: (865) 579-4073
 FAX: (865) 579-4825
 SMLS1301@BELLSOUTH.NET
 SMLS DWG NO. 150087



CLT083AF03204 (976 Anniversary)

Knoxville Habitat for Humanity



913 ANNIVERSARY
083AF03204

White Chapel Contours

