



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

▶ **FILE #:** 3-B-15-UR

AGENDA ITEM #: 37

AGENDA DATE: 3/12/2015

▶ **APPLICANT:** **PRECISION CRAFTERS**

OWNER(S): Precision Crafters

TAX ID NUMBER: 71 A L 041 & 042

[View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS:

▶ **LOCATION:** **North side of Spring Park Rd., west side of Sinclair Rd.**

▶ **APPX. SIZE OF TRACT:** **11250 square feet**

SECTOR PLAN: East City

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

ACCESSIBILITY: Access is via Spring Park Rd. 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: Love Creek

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

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

▶ **PROPOSED USE:** **Revise development plan to reduce the required rear yard setback for 743 & 747 Spring Park Rd.**

HISTORY OF ZONING: The property was zoned RP-1 in 1998. The final plat for the subdivision was approved in 2003

SURROUNDING LAND USE AND ZONING: North: Residences & vacant lots / RP-1 (Planned Residential)

South: Residences & vacant lots / RP-1 (Planned Residential)

East: Residences & vacant lots / RP-1 (Planned Residential)

West: Residences & vacant lots / RP-1 (Planned Residential)

NEIGHBORHOOD CONTEXT: These lots are located in the Spring Hill Villas Subdivision. The subdivision contains both attached and detached dwellings on individual lots. Neighborhoods surrounding this subdivision have been developed with residential uses under R-1 and RP-1 zoning.

STAFF RECOMMENDATION:

▶ **APPROVE the request to reduce the rear yard setbacks for proposed attached dwellings to be located at 743 & 745 Spring Park Rd. from 25' to 14' as requested 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.
3. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

COMMENTS:

The applicant is requesting a rear yard setback reduction from 25' to 14' on two lots located in the Spring Hill Villas Subdivision. It is the applicant's intent to construct two attached dwellings on these lots. The concept plan/use-on-review for this project was approved in February of 1999 (11-SF-98-C/11-R-98-UR). A final plat was approved in January of 2003. According to the applicant, the rear yard setback reductions are necessary in order to accommodate the proposed building design due to the corner lot location. Due to an amendment to the RP-1 (Planned Residential) zoning regulations, MPC reviews all revised development plan requests for the City's planned residential districts. Requests made for setback reductions are now considered as a use-on-review.

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 Spring Park Rd.. 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 25' to 14' rear yard setback will negatively affect the character of the neighborhood. As many as 10 other lots in the subdivision have obtained reduced setbacks through the use-on-review process..

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

1. The proposed changes are 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The East City Sector Plan proposes low density residential uses for this site.

ESTIMATED TRAFFIC IMPACT: 28 (average daily vehicle trips)

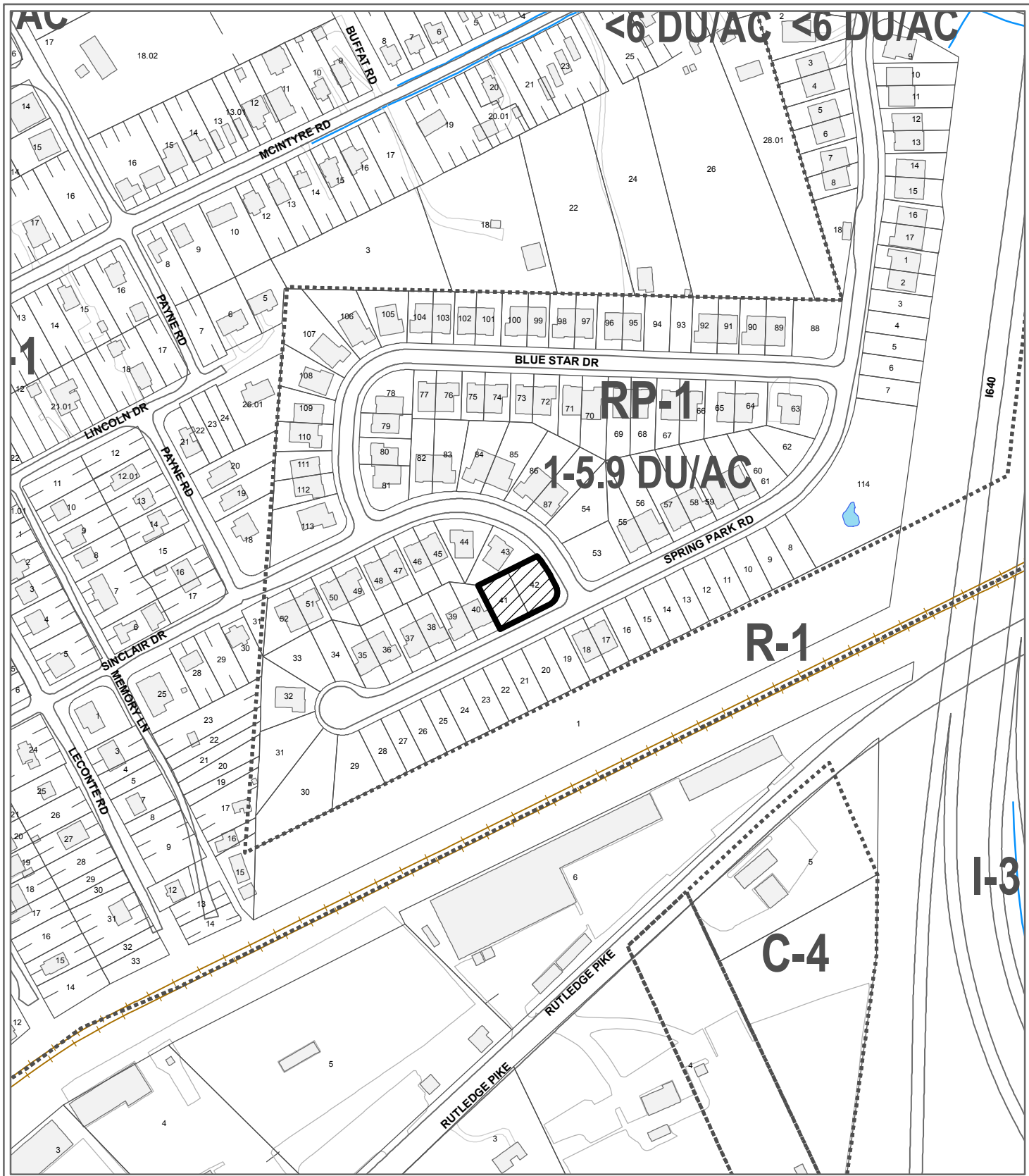
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 0 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Spring Hill Elementary, Holston Middle, and Fulton 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.



**3-B-15-UR
USE ON REVIEW**



Revise development plan to reduce the required rear yard setback for 743 & 747 Spring Park Rd. in RP-1 (Planned Residential)

Petitioner: Precision Crafters

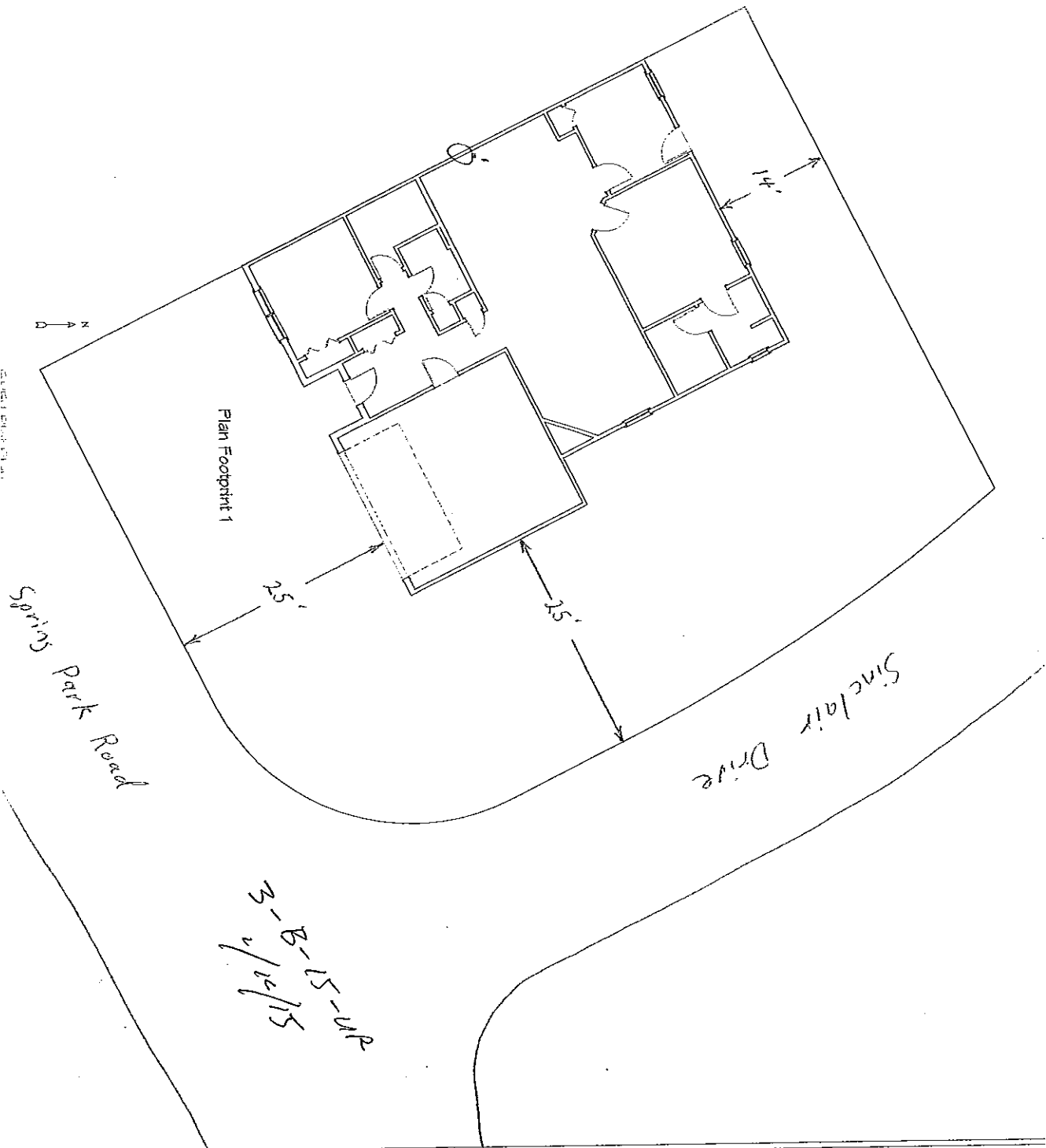
Original Print Date: 2/20/2015
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Map No: 71
 Jurisdiction: City

0 250
Feet





Sp58 Plot plan



Plan Footprint 2

Spring Park Road

3-B-15-UR

A#	SHEET	SCALE	DATE: 1/6/2015	DRAWINGS PROVIDED BY: Precision Crafters	PAGE TITLE Spring Hill Villas	Lot 58 Plot Plan	REVISION TABLE	
							NUMBER	DATE