

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

▶ **FILE #:** 12-B-16-UR

AGENDA ITEM #: 39

AGENDA DATE: 12/8/2016

▶ **APPLICANT:** JESSICA AND CHAD FARLEY

OWNER(S): Chad and Jessica Farley

TAX ID NUMBER: 92 L B 02045

[View map on KGIS](#)

JURISDICTION: City Council District 3

STREET ADDRESS: 5901 Barbados Ln

▶ **LOCATION:** North side of Barbados Ln., west side of Saint Lucia Ln.

▶ **APPX. SIZE OF TRACT:** 12114 square feet

SECTOR PLAN: Northwest City

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Barbados Ln., 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: Third Creek

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

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Reduction of front yard setback to 17 feet along Barbados Ln.

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residences - RP-1 (Planned Residential)

South: Residences - RP-1 (Planned Residential)

East: Residences - RP-1 (Planned Residential)

West: Residences - RP-1 (Planned Residential)

NEIGHBORHOOD CONTEXT: The residence is located in a detached residential neighborhood that was established in 1998.

STAFF RECOMMENDATION:

▶ **APPROVE the request to reduce the required front yard setback on Barbados Ln. from 25' to 17' as shown on the site plan subject to 3 conditions.**

1. The front yard setback reduction to 17' along Barbados Ln. would only apply to the residence as it exists at this time and would not allow further expansion of the residence beyond the 25' setback for the subdivision.
2. Meeting all applicable requirements of the Knoxville Zoning Ordinance
3. Meeting all applicable requirements of the Knoxville Department of Engineering.

With the conditions noted, this plan meets the requirements for approval within an RP-1 (Planned Residential) zoning district and the criteria for approval of a use on review.

COMMENTS:

The applicant is requesting a reduction in the required front yard setback along Barbados Ln. for this existing residence located in Holiday Hills Subdivision. The required front yard setback in this subdivision is 25 feet.

The applicant has added additions to the original residence over the past few years. While the Zoning Ordinance allows a non-enclosed porch to extend up to six feet into the required front yard, an enclosed porch is required to meet the setback. As a corner lot, this residence has two front yards. The porch on the front of the residence facing Saint Lucia Ln. is conforming to the front yard setback requirement. The enclosed porch on the back of the residence does not meet the 25' setback and is therefore nonconforming. As built, the enclosed porch is 17.1' from the right-of-way of Barbados Ln. The applicant is requesting the reduction of the setback on Barbados Ln. so that the residence will be conforming to required setbacks.

When this subdivision was first approved, the RP-1 zoning regulations stipulated the minimum front setback be 25 feet for detached dwellings. Since the original approval date of the subdivision, the Knoxville Zoning Ordinance has been amended to permit the Planning Commission to establish the minimum required front yard setback. The setback reduction is a responsibility of the Planning Commission and cannot be considered as a variance before the Knoxville Board of Zoning Appeals.

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

- 1. Public water and sewer utilities are available to serve the development.
- 2. With the condition that the setback reduction would only apply to the residence as it exists at this time, the approval should have minimal impact on other residences in the area.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE AND KNOX COUNTY ZONING ORDINANCES

- 1. With the recommended conditions, the reduced setback will meet the requirements of the Knoxville 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. The use will not draw traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

- 1. The City of Knoxville One Year Plan and the Northwest City Sector Plan both propose low density residential uses for the site.
- 2. The site is located within the City of Knoxville in the Knoxville-Knox County-Farragut Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: 15 (average daily vehicle trips)

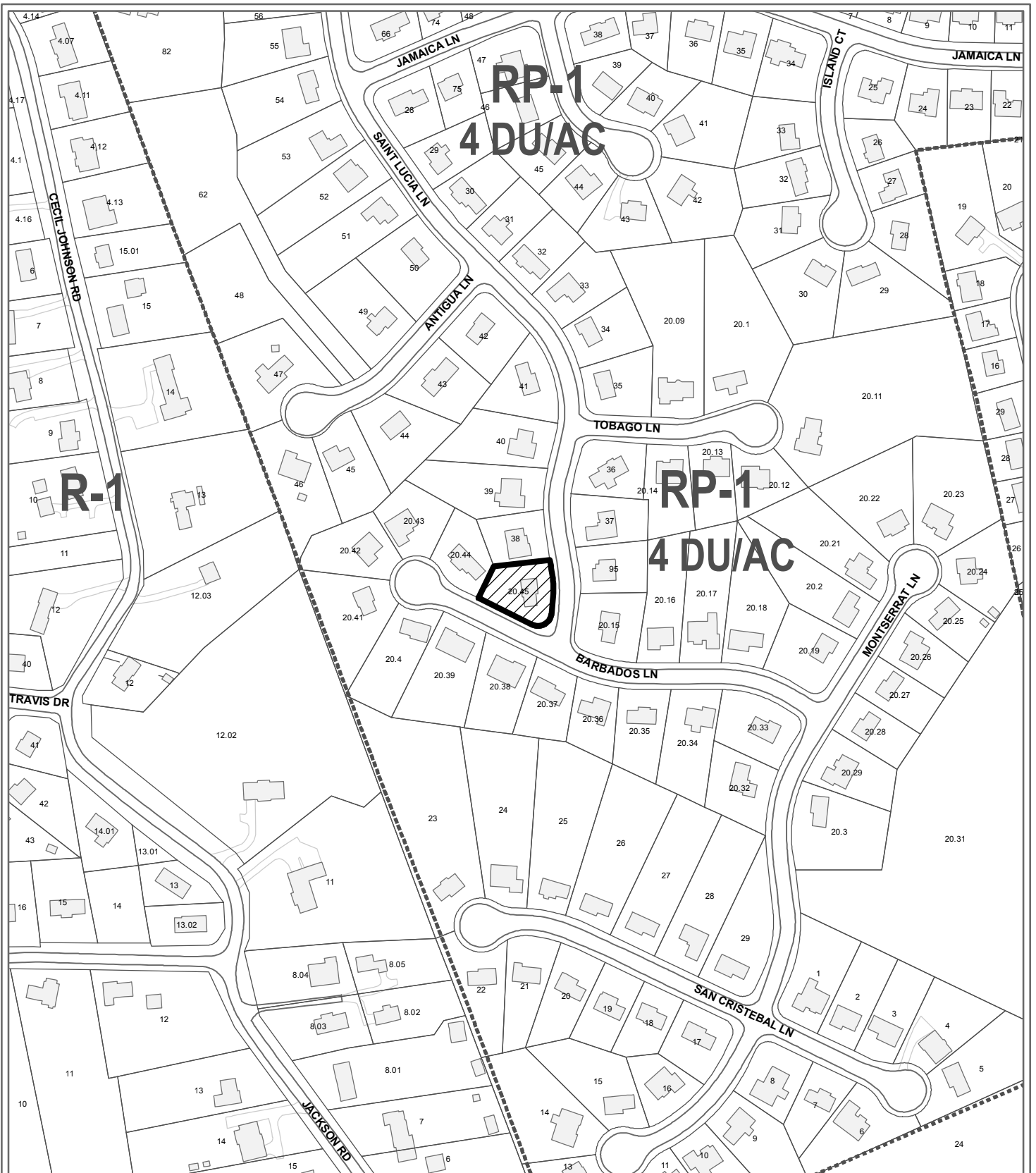
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: Pleasant Ridge Elementary, Northwest Middle, and Karns 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.



**12-B-16-UR
USE ON REVIEW**

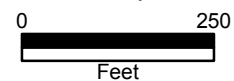


Reduction of front yard setback to 6 feet along Barbados Ln. in RP-1
(Planned Residential)

Petitioner: Farley, Jessica and Chad

Map No: 92

Jurisdiction: City



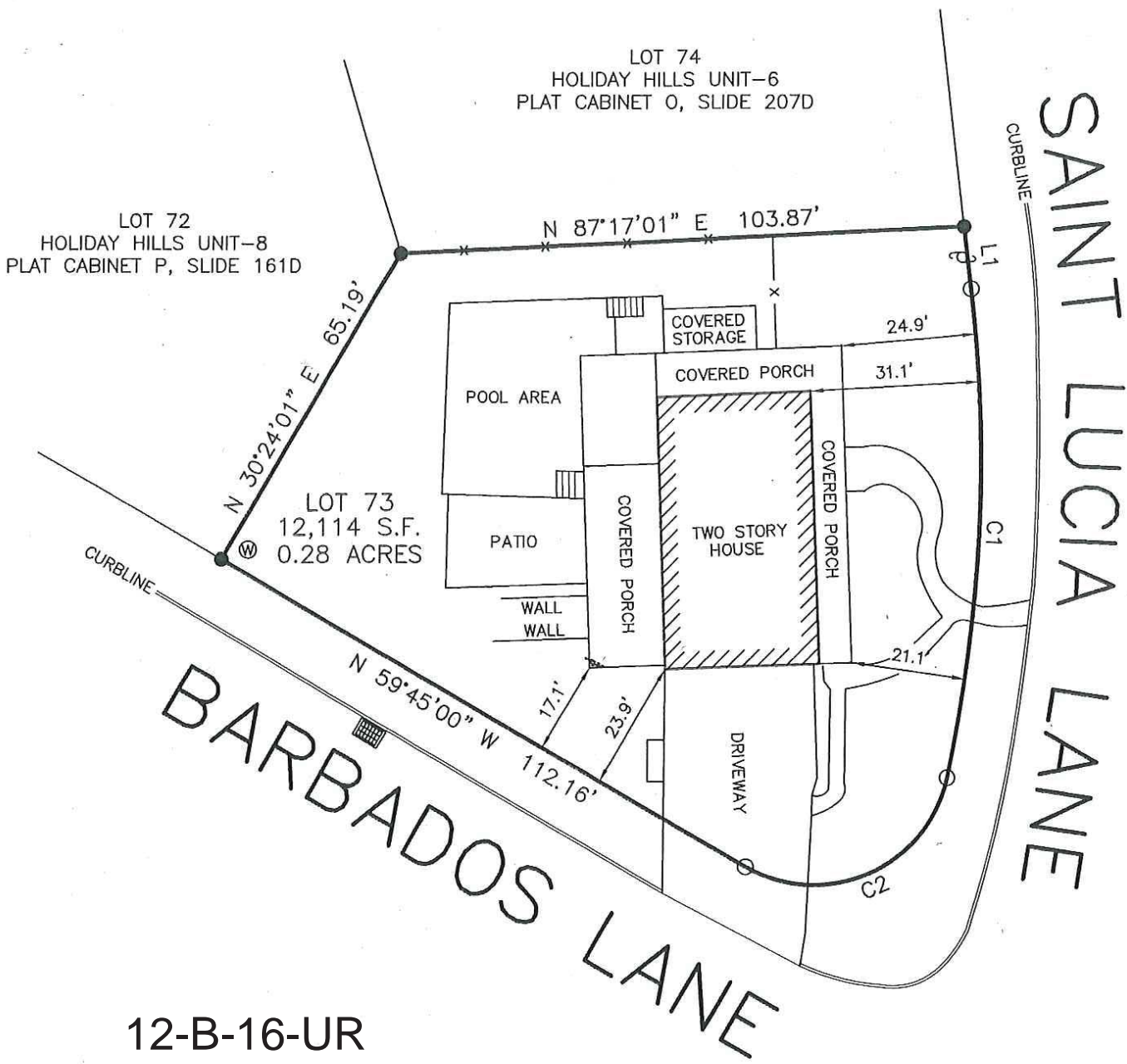
Original Print Date: 11/17/2016

Revised:

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

CURVE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	RADIUS
C1	S 02°39'36" W	89.92'	90.33'	275.00'
C2	S 66°09'36" W	40.50'	47.20'	25.00'

LINE	BEARING	DISTANCE
L1	S 06°45'00" E	11.54'



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NOTES:

1. PROPERTY IS SUBJECT TO ANY FINDINGS OF AN ACCURATE TITLE SEARCH. NO TITLE WORK WAS FURNISHED TO SURVEYOR PRIOR TO SURVEY.
2. UTILITIES SHOWN WERE LOCATED FROM ACTUAL FIELD EVIDENCE. OTHER UTILITIES MAY EXIST AND NOT BE SHOWN OR VARY FROM WHERE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE ACTUAL LOCATION OF ANY UTILITIES SHOWN, WHICH ARE NOT VISIBLE FROM THE SURFACE.
3. NEW CONSTRUCTION MUST CONFORM TO ALL LOCAL ZONING REGULATIONS.
4. 10' UTILITY & DRAINAGE EASEMENT INSIDE PERIMETER AND ROAD FRONTAGE LOT LINES, 5' EACH SIDE OF ALL INTERIOR LOT LINES.

LEGEND:

IRON PIN AND CAP SET	○
IRON PIN FOUND	●
UTILITY POLE	⊕
WATER METER	⊗
EDGE PAVEMENT	⊙
FENCE	— x — x — x — x —

THIS IS TO CERTIFY THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR THE STATE OF TENNESSEE. THIS IS TO CERTIFY THAT ON THE DATE SHOWN, I MADE AN ACCURATE SURVEY OF THE PREMISES SHOWN HEREON USING THE LATEST RECORDED DEED AND OTHER INFORMATION FURNISHED TO ME, THAT THERE ARE NO EASEMENTS, ENCROACHMENTS OR PROJECTIONS EVIDENT OTHER THAN THOSE SHOWN. THE SURVEY WAS DONE UNDER THE AUTHORITY OF TCA 62-18-126; AND THE SURVEY IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-7-02.





Use on Review Development Plan

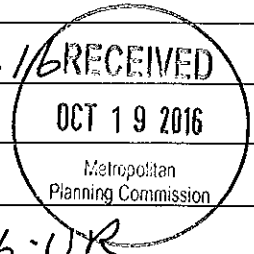
Name of Applicant: Jessica and Chad Farley

Date Filed: Oct 19, 2016 Meeting Date: 12-8-16

Application Accepted by: Thomas Breckler

Fee Amount: File Number: Development Plan

Fee Amount: 450.00 File Number: Use on Review 12-B-16-UR



PROPERTY INFORMATION

Address: 5901 Barbados Lane
General Location: North side of Barbados Ln, west side of Saint Lucia Ln
Tract Size: 12,114 sq. ft. No. of Units:
Zoning District: RR-1
Existing Land Use: Residence

Planning Sector: Northwest City
Sector Plan Proposed Land Use Classification: LDR
Growth Policy Plan Designation: Urban
Census Tract: 38.02
Traffic Zone: 154
Parcel ID Number(s): 092 LB 02045
Jurisdiction: City Council 3 District

APPROVAL REQUESTED

Development Plan: Residential Non-Residential
Home Occupation (Specify Occupation)
Other (Be Specific) Reduction of front yard setback to 17 along Barbados Ln.

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT Name: Chad and Jessica Farley
Company:
Address: 5901 Barbados Lane
City: Knoxville State: TN Zip: 37921
Telephone: 865 382-3878
E-mail: txmedic13jr@yahoo.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:
PLEASE PRINT Name: Chad and Jessica Farley
Company:
Address: 5901 Barbados Lane
City: Knoxville State: TN Zip: 37921
Telephone: 865 382 3878
E-mail: txmedic13jr@yahoo.com

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.
Signature: Jessica Farley
PLEASE PRINT Name: Jessica Farley
Company:
Address: 5901 Barbados Lane
City: Knoxville State: TN Zip: 37921
Telephone: 865 382-3878
E-mail: txmedic13jr@yahoo.com