

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

▶ **FILE #:** 2-E-16-UR

**AGENDA ITEM #:** 42

**AGENDA DATE:** 2/11/2016

▶ **APPLICANT:** ROBERT PHILLIPS

OWNER(S): Fox Creek Subdivision, Inc

TAX ID NUMBER: 143 E E 020-023

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS:

▶ **LOCATION:** Northwest side of Bent Ridge Ln., southwest of Fox Cove Rd.

▶ **APPX. SIZE OF TRACT:** 1.6 acres

SECTOR PLAN: Southwest County

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

ACCESSIBILITY: Access is via Bent Ridge Ln., a local street with a pavement width of 26' within a 50' wide right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Sinking Creek

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

▶ **EXISTING LAND USE:** Vacant lots

▶ **PROPOSED USE:** Reduction of the required front yard setback

2.39 du/ac

HISTORY OF ZONING: A revised concept plan and use on review for this development was approved in 2011. The final plat for the lots in question was approved by MPC in 2014.

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

South: Detached dwellings / PR or RA residential zoning

East: Detached dwellings / RP-1 residential zoning

West: Detached dwellings / PR or RA residential zoning

NEIGHBORHOOD CONTEXT: These lots are surrounded by other detached residential development that has occurred in the PR, RP-1 and RA residential zones.

**STAFF RECOMMENDATION:**

▶ **APPROVE the request to reduce the required front yard setback from 25' to 20 as shown on the site plans subject to 2 condition**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. Meeting all applicable requirements of the Knoxville Engineering Dept.

**COMMENTS:**

This applicant is requesting a reduction in the required front yard setback for 4 lots in Fox Creek Subdivision.

The current required front setback is twenty-five feet. The applicant is requesting a reduced front yard setback of twenty feet. When this project 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 this development, the Knoxville Zoning Ordinance has been amended to permit MPC to establish the minimum required setback. Twenty feet is now the most commonly requested front setback in the subdivisions that are approved by MPC. In this particular case, the twenty foot front setback will permit the applicant to bring the houses forward on these lots in order to create some additional separation from the detention basin.

#### 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. Reduce the front setback will allow each house to be further separated from the detention pond.

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

1. With the recommended conditions, the reduced setbacks 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 Southwest County 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: 54 (average daily vehicle trips)

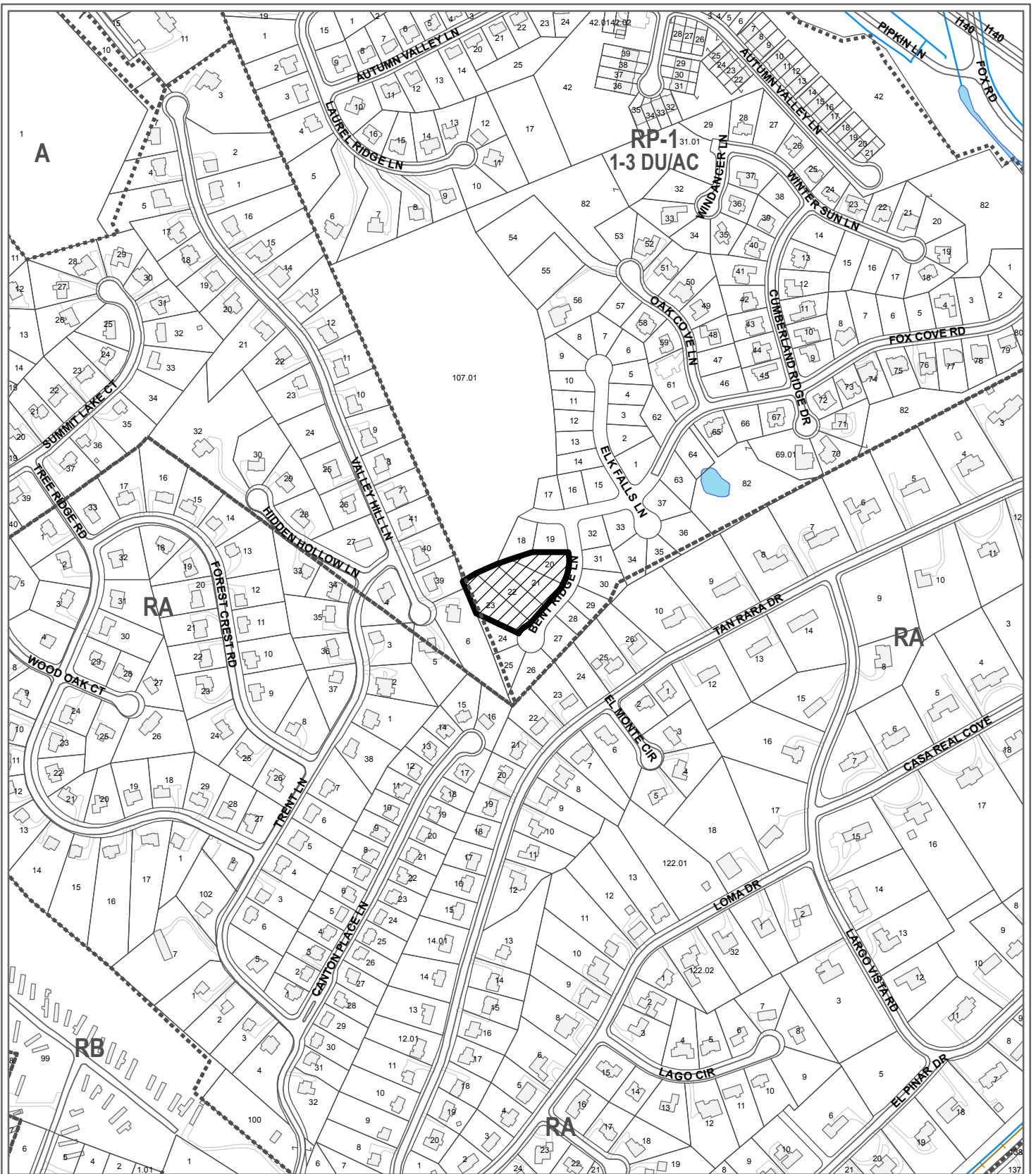
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 3 (public and private school children, ages 5-18 years)

Schools affected by this proposal: A. L. Lotts Elementary, West Valley Middle, and Farragut 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.



**2-E-16-UR  
USE ON REVIEW**



Reduction of the required front yard setback in RP-1 (Planned Residential)

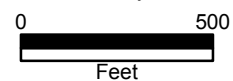
Original Print Date: 1/26/2016  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

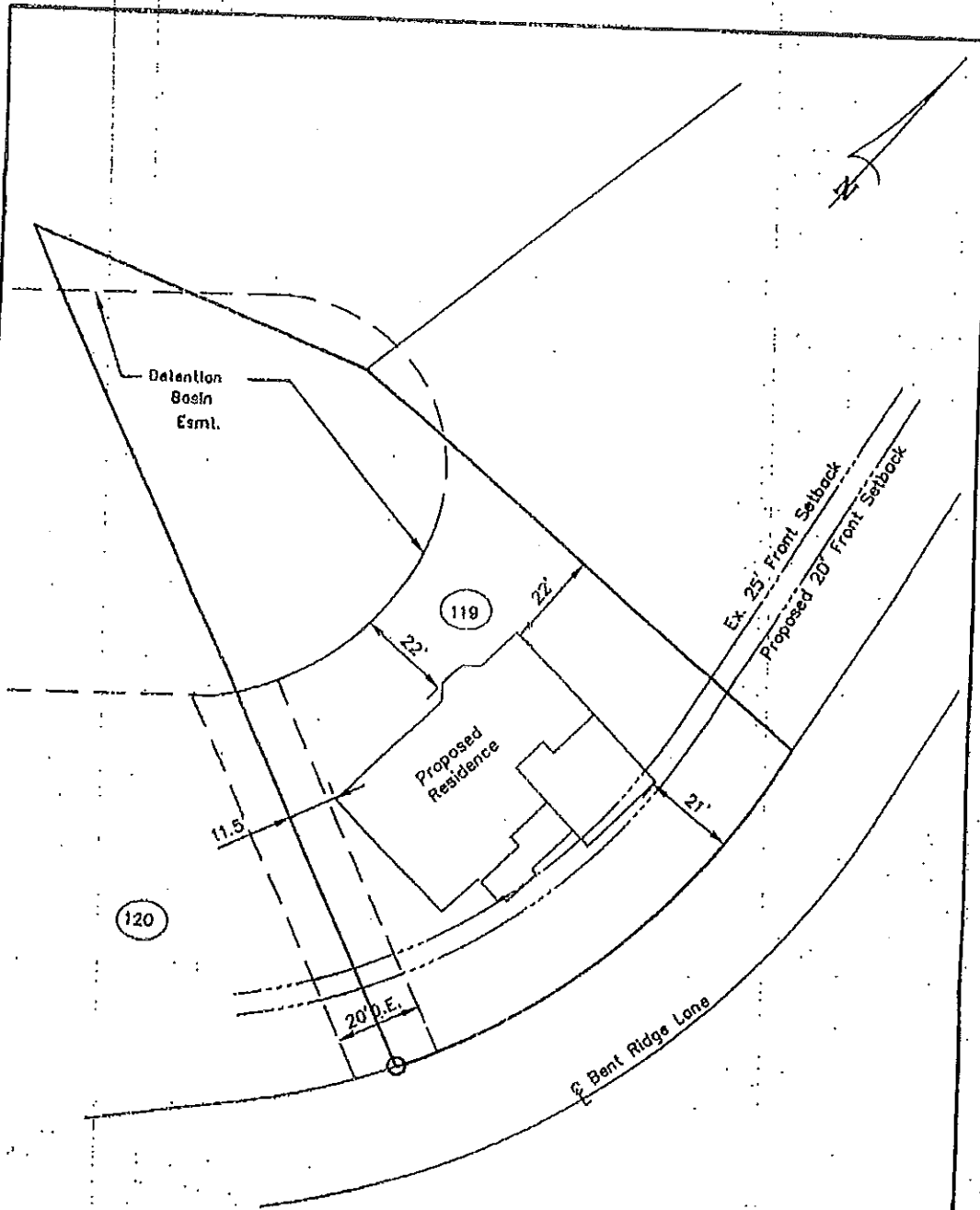
Revised:

Petitioner: Phillips, Robert

Map No: 143

Jurisdiction: City





**NOTES:**

1. 10' utility and drainage easement inside external lot lines, 5' each side of interior lot lines.

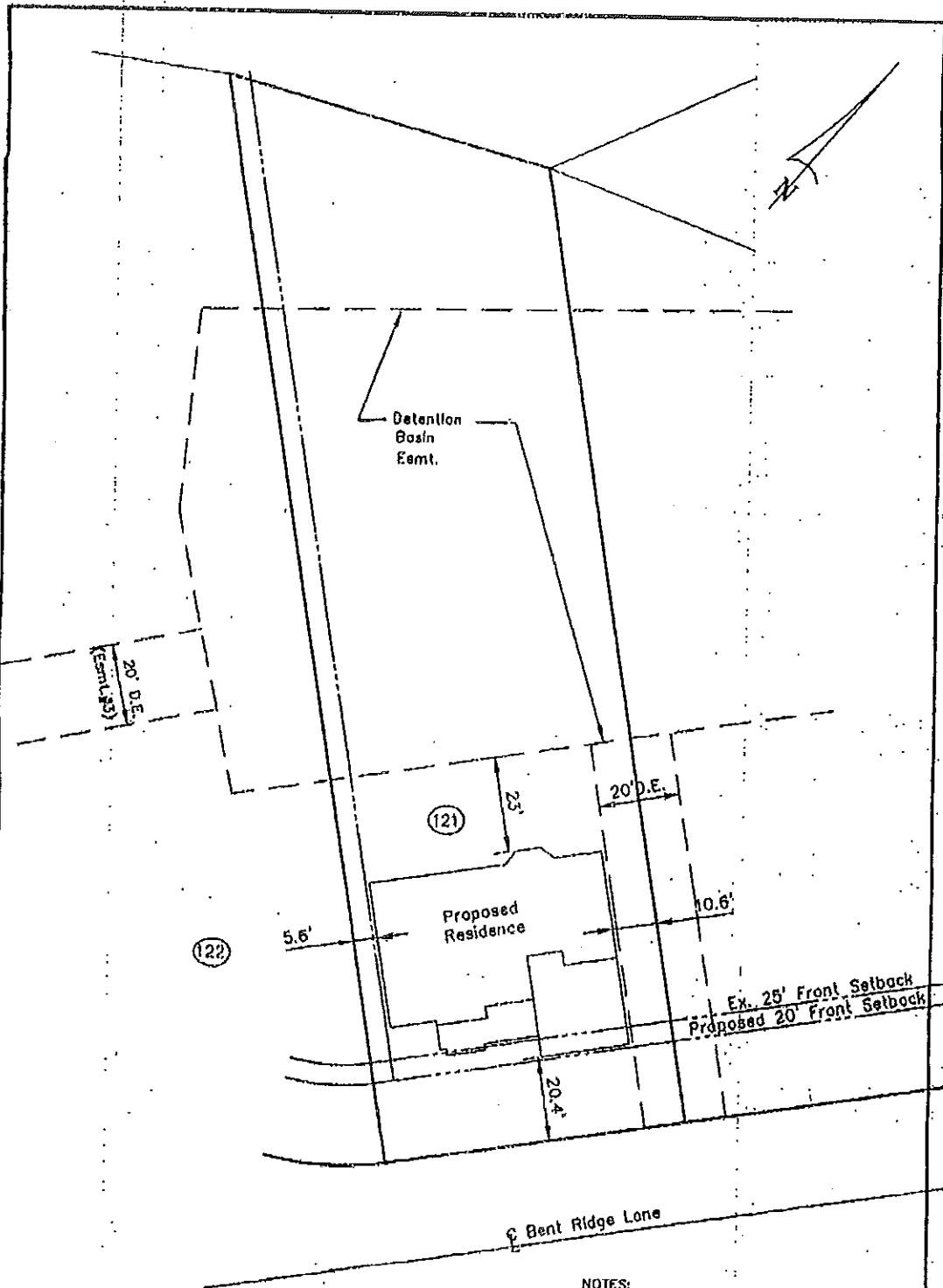
**PLOT PLAN**

Owner: _____		Lot 119
Subd. Fox Creek - Unit 2		
County Knox		Dist. 6
City Knoxville		
State Tennessee		
Jim Sullivan, Land Surveyor Maryville, Tenn. Ph. 408-7324	Scale 1"=30' Date Dec. 18, 2015	

*2-E-16-UR  
12/28/15*

FROM : Parasonic TAD/FRX PHONE NO. : Dec. 18 2015 02:07PM P03





NOTES:

- 1. 10' utility and drainage easement inside external lot lines, 5' each side of interior lot lines.

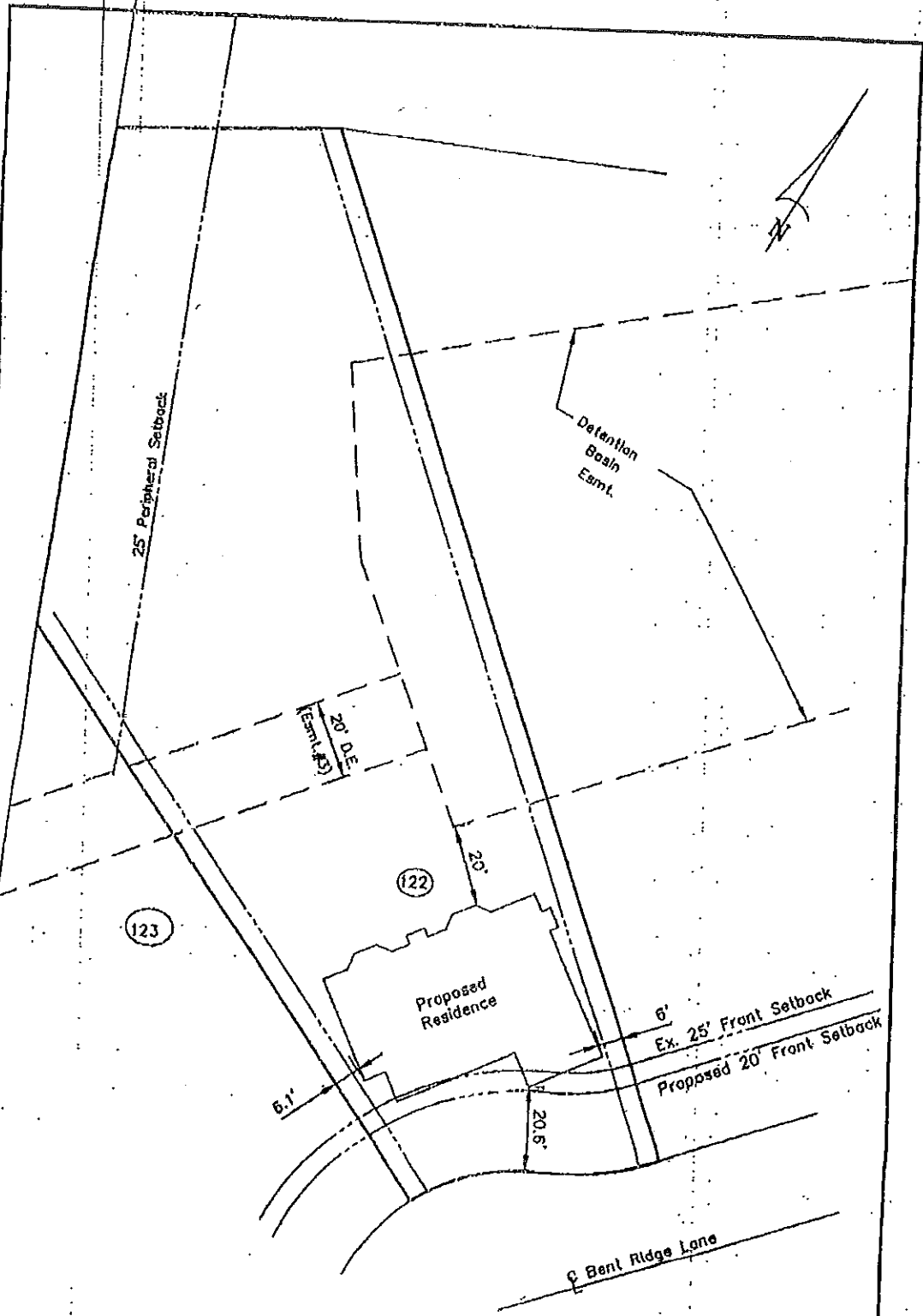
PLOT PLAN

Owner: _____		Lot 121	
_____		Subd. Fox Creek - Unit 2	
_____		County Knox	Dist. 6
Jim Sullivan, Land Surveyor Morristown, Tenn. Ph. 306-7324		City Knoxville	
Scale 1"=30'	Date Dec. 18, 2015	State Tennessee	

Dec. 18 2015 02:06PM P02

PHONE NO. :

FROM : Panasonic TAD/FRX



**PLOT PLAN**

NOTES:  
 1. 10' utility and drainage easement inside external lot lines, 5' each side of interior lot lines.

Owners: _____		Lot 122	
_____		Subd. Fox Creek - Unit 2	
_____		County Knox	Dist. 6
_____		City Knoxville	
_____		State Tennessee	
Jim Sullivan, Land Surveyor Maryville, Tenn. Ph. 408-7324	Scale 1"=30'	Date Dec. 18, 2015	

Dec. 18 2015 02:07PM P04

PHONE NO. :

FROM : Parasonic TRD/FRX