



USE ON REVIEW REPORT

▶ **FILE #:** 8-B-19-UR

AGENDA ITEM #: 43

AGENDA DATE: 8/8/2019

▶ **APPLICANT:** LEONARD SAMS / LEONARD SAMS & ASSOCIATES

OWNER(S): Rick Gentry / First Knox Realty, LLC

TAX ID NUMBER: 70 B J 027

[View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS: 3628 Flowering Vine Way

▶ **LOCATION:** Northeast side Flowering Vine Way, south of Valley View Drive

▶ **APPX. SIZE OF TRACT:** 7069 square feet

SECTOR PLAN: East City

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

ACCESSIBILITY: Access is via Flowering Vine Way, a private right-of-way (JPE) with 26' of pavement within a 50' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

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

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Reduce front setback from 25 feet to 23 feet.

HISTORY OF ZONING: Rezoned from R-1 to RP-1 up to 5.99 du/ac in 2005 (12-F-05-RZ)

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 Heritage Park subdivision is in the Whittle Springs area developed with detached and attached houses, multi-family developments, churches and public parks.

STAFF RECOMMENDATION:

▶ **APPROVE the request to reduce the front setback from 25' to 23' for Lot 27 of the Heritage Park subdivision, subject to 2 conditions.**

- 1) Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
- 2) Meeting all applicable requirements of the City of Knoxville Department of Engineering.

With the conditions noted, this plan meets the requirements for approval in the RP-1 Zone and the other criteria for approval of a use on review.

COMMENTS:

The Heritage Park subdivision was approved in 2014 (8-SA-14-C / 8-D-14-UR) with 25' front yard setbacks for all lots. This lot is on the inside of a sharp curve in the street, which creates a buildable area with an odd shape. The proposed house is placed as close as possible to the side and rear yards, however, the front right (southwest) corner of the house projects approximately 2' into front setback. Because of the shape of the lot and that the reduced setback should not cause any safety concerns with sight distance around the curve of the road, staff is recommending approval of reducing the front setback for this lot to 23'.

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

1. The reduction of the front setback by 2' will not create a safety hazard for sight distance around the curve of the road.
2. The reduced setback will allow a house to be constructed that is consistent with the other houses in the neighborhood.

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

1. The proposal meets all requirements of the RP-1 zoning as well as the general criteria for approval of a use on review.
2. The proposed setback and development plan are consistent with the following general standards for uses permitted on review: The proposal 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. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

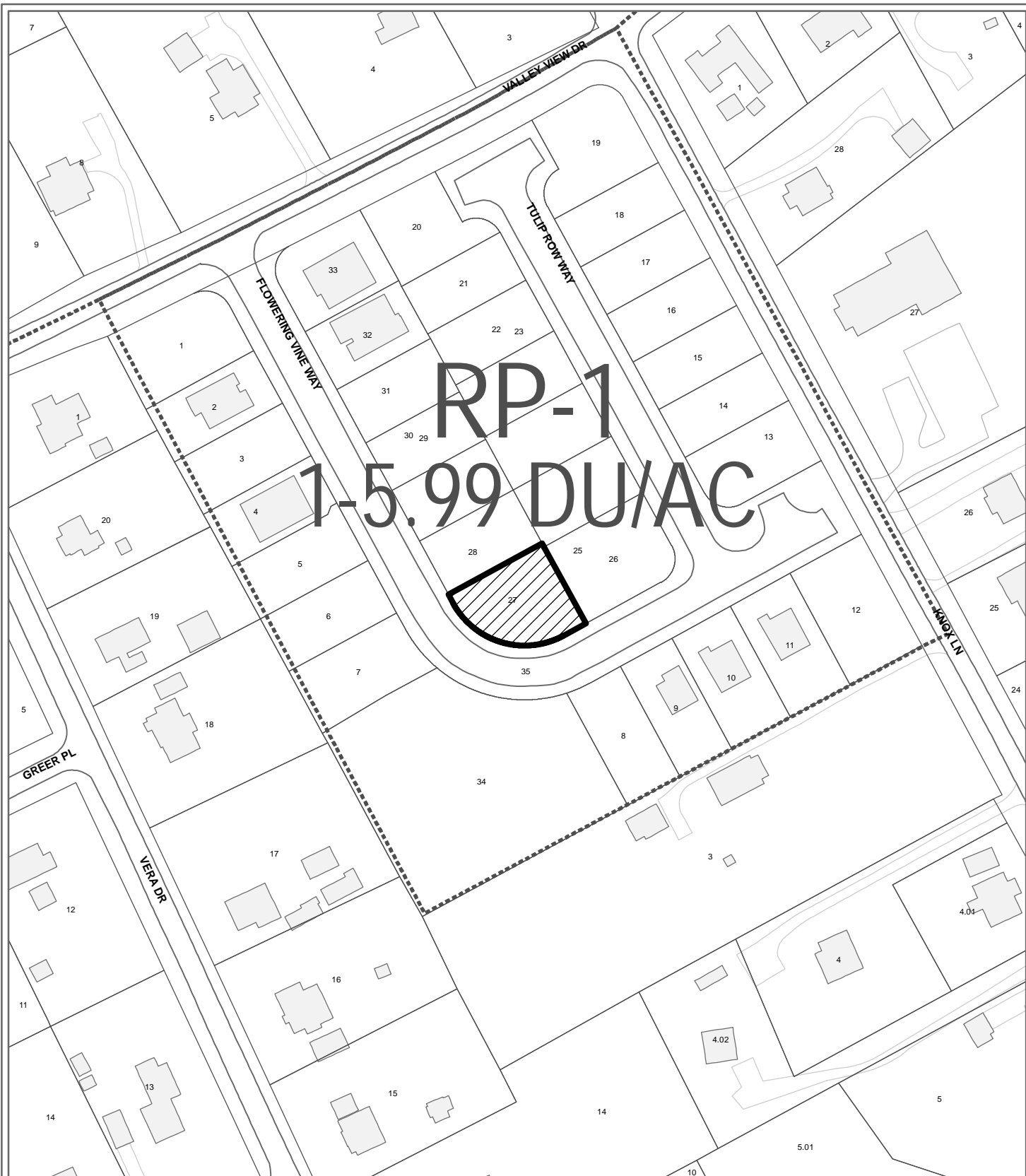
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The East City Sector Plan proposes low density residential use for this site.
2. The site is located within the city limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.

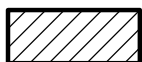
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission'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 a Planning Commission decision in the City.



**8-B-19-UR
USE ON REVIEW**

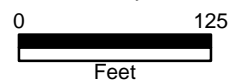


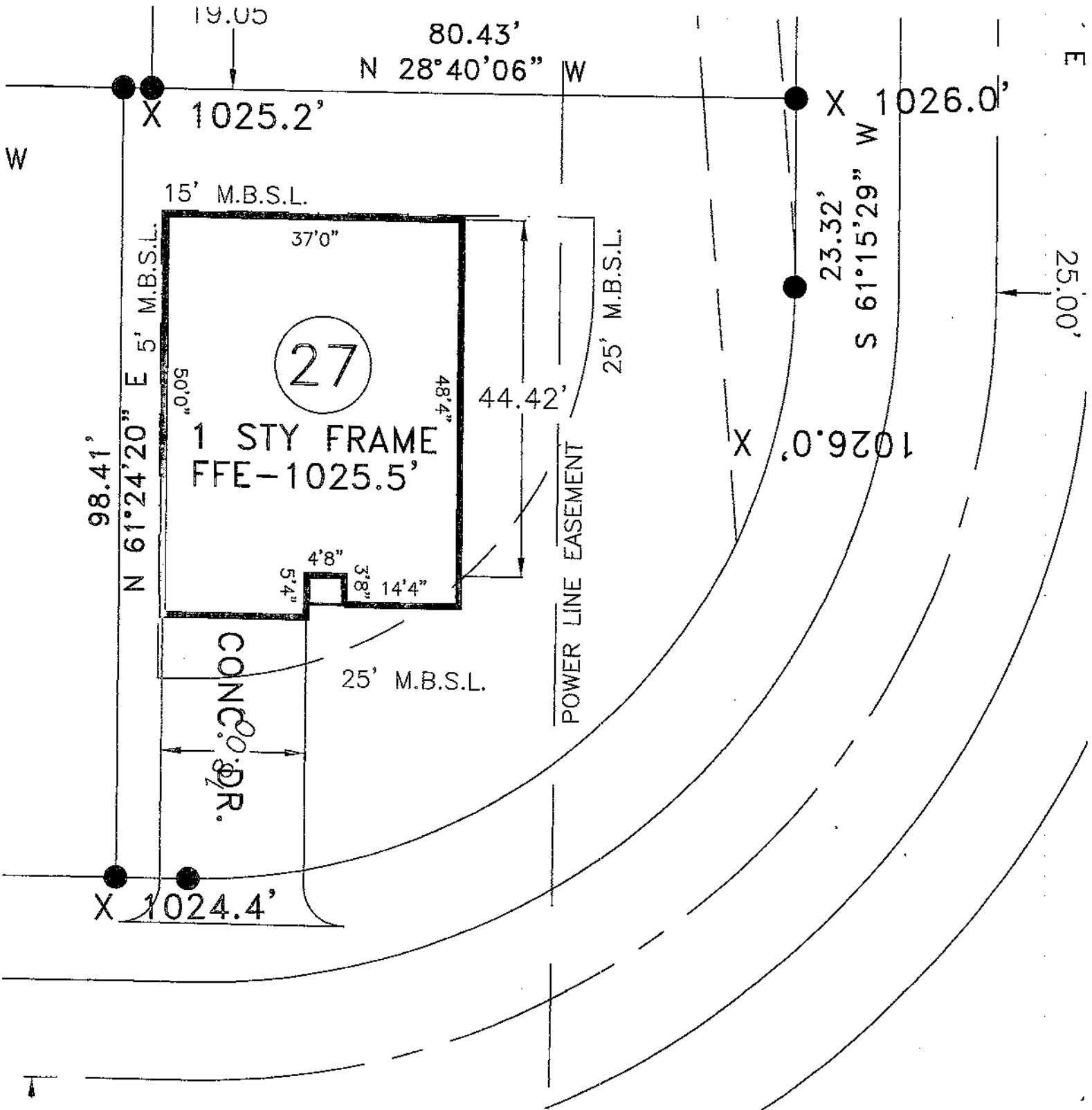
Reduce front setback from 25 feet to 23 feet. in RP-1 (Planned Residential)

Original Print Date: 7/15/2019
 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Sams / Leonard Sams & Associates, Leonard

Map No: 70
 Jurisdiction: City





450.00



REQUEST TYPE

DEVELOPMENT

- Development Plan
- Use on Review / Special Use

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning



6/21/2019
Date Filed

8/8/2019
Meeting Date

8-B-19-UR
File Number(s)

APPLICATION CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

LEONARD SAMS LEONARD SAMS AND ASSOCIATES
Name Company

612 BLUE HERON RD KNOXVILLE TENN 37917
Address City State Zip

865-389-2245 LEONARD SAMS AND ASSOCIATES @ AOL.COM
Phone Email

CURRENT PROPERTY INFO

(FIRST KNOX REALTY LLC)

RICK GENTRY 12248 PATAGONIA LN 865-805-9730
Owner Name (if different) Owner Address Owner Phone

3628 FLOWERING VINE WAY 070B5027
Property Address Parcel ID

NE side Flowering Vine Way, Soft Valley View Dr.
HERITAGE PARK S/P 7,069 sqft
General Location Tract Size

RP-1 Vacant lot
Zoning District Existing Land Use

North City LDR Inside City
Planning Sector Sector Plan Land Use Classification Growth Policy Plan Designation

4
Jurisdiction (specify district above) City Council County Commission

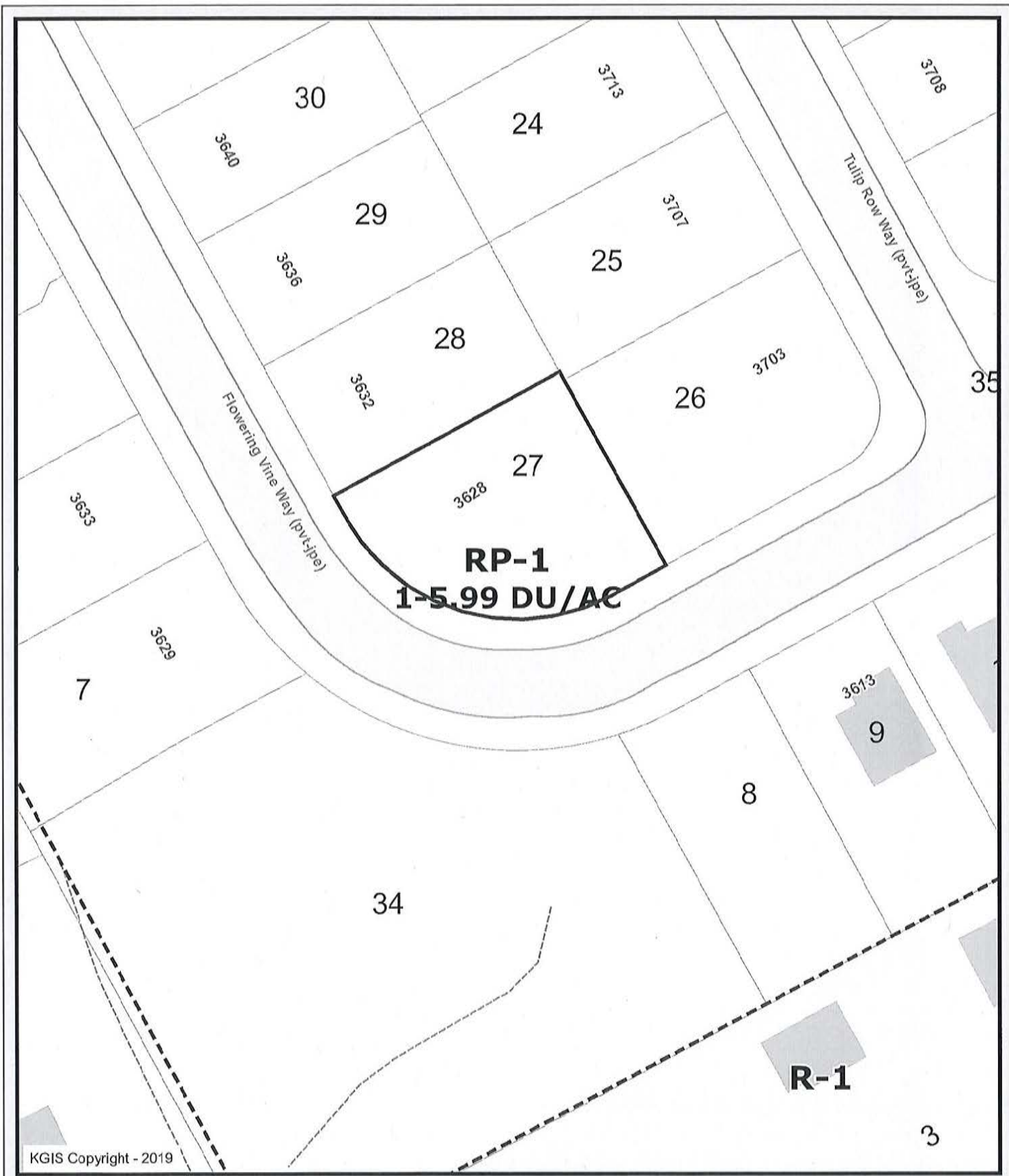
REQUEST

DEVELOPMENT	<input type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Use on Review / Special Use <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Non-Residential <input type="checkbox"/> Home Occupation (specify): _____ <input checked="" type="checkbox"/> Other (specify): <u>REDUCE FRONT SETBACK TO 23 FEET</u>		
SUBDIVISION	<input type="checkbox"/> Proposed Subdivision Name _____ Unit / Phase Number _____ <input type="checkbox"/> Concept Plans in Planned District or Zone <input type="checkbox"/> Parcel Change <input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel Total Number of Lots Created: _____ <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Attachments / Additional Requirements		
ZONING	<input type="checkbox"/> Proposed Property Use (specify) _____ Proposed Density (units/acre) _____ Previous Rezoning Requests _____ <input type="checkbox"/> Zoning Change <input type="checkbox"/> Plan Amendment Change <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Proposed Zoning _____ Proposed Plan Designation(s) _____		

STAFF USE ONLY	ATTACHMENTS <input checked="" type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request ADDITIONAL REQUIREMENTS <input type="checkbox"/> Design Plan Certification (<i>Final Plat only</i>) <input type="checkbox"/> Use on Review / Special Use (<i>Concept Plan only</i>) <input type="checkbox"/> Traffic Impact Study	FEE 1: <u>450.⁰⁰</u> FEE 2: FEE 3: 	TOTAL: <u>450.⁰⁰</u>
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AUTHORIZATION

	<u>Michael Reynolds</u> Please Print	<u>6/21/2019</u> Date
	<u>LEONARD SAMS</u> Please Print	<u>6/21/2019</u> Date



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Letter Portrait



Printed: 6/21/2019 at 2:04:35 PM



Knoxville - Knox County - KUB Geographic Information System

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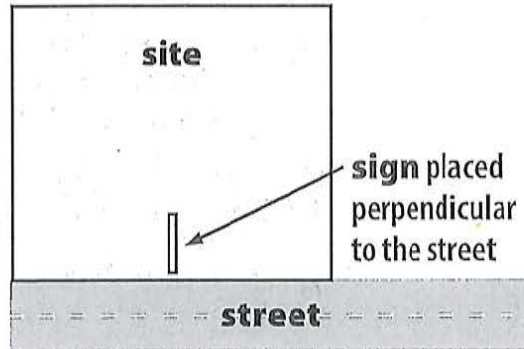
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted Administrative Rules and Procedures.

At the time of application, staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the Planning offices. The applicant will be charged a fee of \$10 for each replacement sign.

LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.




TIMING

The sign(s) must be posted 15 days before the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next Planning Commission meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

7/24/2019 and 8/9/2019
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: 

Printed Name: LEONARD SAMS

Phone: 865-389-2245 Email: LEONARDSAMSANDASSOCIATES @ AOL.COM

Date: 6/21/19

File Number: 8-R-19-UR