



USE ON REVIEW REPORT

▶ **FILE #:** 1-I-19-UR

AGENDA ITEM #: 41

AGENDA DATE: 1/10/2019

▶ **APPLICANT:** SPD PROPERTIES, LLC

OWNER(S): SPD Properties, LLC

TAX ID NUMBER: 57 N D 015-019, 026, 063, 065, 071, 072 & 057KH001, 004, 005 & 017

[View map on KGIS](#)

JURISDICTION: City Council District 5

STREET ADDRESS: 6207 Aldingham St

▶ **LOCATION:** Stratford Park Subdivision, a total of 14 lots within Units 2 & 3.

▶ **APPX. SIZE OF TRACT:** 3.82 acres

SECTOR PLAN: North City

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

ACCESSIBILITY: Access is via Aldingham St., Knightsboro Rd., Lampwick Ln., Pembridge Rd., Stratford Park Blvd., and Tuxford Ln., all local streets with a 26' pavement width within a 50' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Knob Fork Creek

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

▶ **EXISTING LAND USE:** Vacant lots

▶ **PROPOSED USE:** Reduction of front yard setback for 14 lots.

HISTORY OF ZONING: Property was rezoned to RP-1 (Planned Residential) on January 4, 2005.

SURROUNDING LAND USE AND ZONING: North: North: Residences (Sterchi Hills Subdivision) / PR (Planned Residential) & F (Floodway)

South: South: Vacant land and residences / RP-1 (Planned Residential) and A (Agricultural)

East: East: Vacant land / RP-1 (Planned Residential)

West: West: Vacant land and residences / RA (Low Density Residential) & A (Agricultural)

NEIGHBORHOOD CONTEXT: The site is located in an area of low density residential development that has developed under PR (Planned Residential) and RA (Low Density Residential) zoning.

STAFF RECOMMENDATION:

▶ **APPROVE** the reduction in the required front yard setback for 14 lots within units 2 and 3 of the Subdivision (as identified in the narrative submitted with the application), from 25' to 20' for 9 lots and 25' to 15' for 5 lots, subject to 3 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.
3. The 5 lots with the 15' setback reduction will require that the residence include a two car garage.

With the conditions noted, this plan meets the requirements for approval of a Use on Review in the RP-1 zone..

COMMENTS:

UPDATE: The applicant is requesting approval from the Planning Commission of a reduction in the required front yard setback for 14 lots within Units 2 and 3 of Stratford Park Subdivision from the default setback of 25'. The narrative included with the application identified the 14 lots that a front yard setback reduction to a minimum of 15' was being requested for. Following a meeting with the Stratford Park Home Owners Association, the applicant agreed to modify the request. The attached email from Larry Doss dated January 7, 2019 identifies the proposed changes. The revised request will reduce the front yard setback from 25' to 20' for Lots 15-20, 146, 152 and 153 and reduce the front yard setback for Lots 23, 24, 69, 105 and 144 from 25' to 15. The Knoxville Zoning Ordinance allows the Planning Commission to establish the front yard setback. Any lots with a front yard setback of less than 20' will require that the residence include a two car garage. The applicant has requested the reduction of the front yard due to site constraints including steep slopes on the lots and power line easements crossing the property,

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 in place to serve this site.
2. The proposed reduction of the front yard setback will have minimal impact on the subdivision with the requirement that the residences will include two car garages.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposal is consistent with all requirements of the RP-1 zoning district, as well as other criteria for approval of a use on review.
2. The development is 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The City of Knoxville One Year Plan and the North City Sector Plan propose low density residential uses for the subject property.
2. This 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.

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.