



USE ON REVIEW REPORT

▶ **FILE #:** 1-F-20-UR

AGENDA ITEM #: 27

AGENDA DATE: 1/9/2020

▶ **APPLICANT:** JENKINS BUILDERS, INC.

OWNER(S): Jenkins Builders, Inc.

TAX ID NUMBER: 57 N D 062

[View map on KGIS](#)

JURISDICTION: City Council District 5

STREET ADDRESS: 510 Tuxford Ln.

▶ **LOCATION:** East side of Tuxford Lane, north of Stratford Park Boulevard.

▶ **APPX. SIZE OF TRACT:** 10936 square feet

SECTOR PLAN: North City

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

ACCESSIBILITY: Access is via Tuxford 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: Knob Creek

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

▶ **EXISTING LAND USE:** vacant

▶ **PROPOSED USE:** Setback reduction for front yard from 25 feet to 15 feet.

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

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

South: Residence - RP-1 (Planned Residential)

East: Residence - RP-1 (Planned Residential)

West: Vacant lot - RP-1 (Planned Residential)

NEIGHBORHOOD CONTEXT: The site is located in an area of low density residential development that has developed under RP-1 (Planned Residential) zoning.

STAFF RECOMMENDATION:

▶ **APPROVE the reduction of the required front yard setback for this lot from 25 feet to 15 feet, 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 front yard setback reduction to 15 feet 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:

The applicant is requesting approval from the Planning Commission of a reduction in the required front yard setback for this lot in Stratford Park Subdivision - Unit 2, from 25 feet to a minimum of 15 feet. The Knoxville Zoning Ordinance allows the Planning Commission to establish the front yard setback for residential lots within the RP-1 zoning district. 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. The vacant lot that adjoins this lot to the west was approved for a front yard setback reduction to 15 feet by the Planning Commission on January 10, 2019 (1-I-19-UR).

This property was zoned RP-1 (Planned Residential) when the application was submitted. Under the City of Knoxville's Adopted Zoning Map, the property has been rezoned to the RN-1 (Single-Family Residential Neighborhood). This request is being considered under the RP-1 zoning district standards.

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

1. The proposed development 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 residence will include a two car garage.

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.

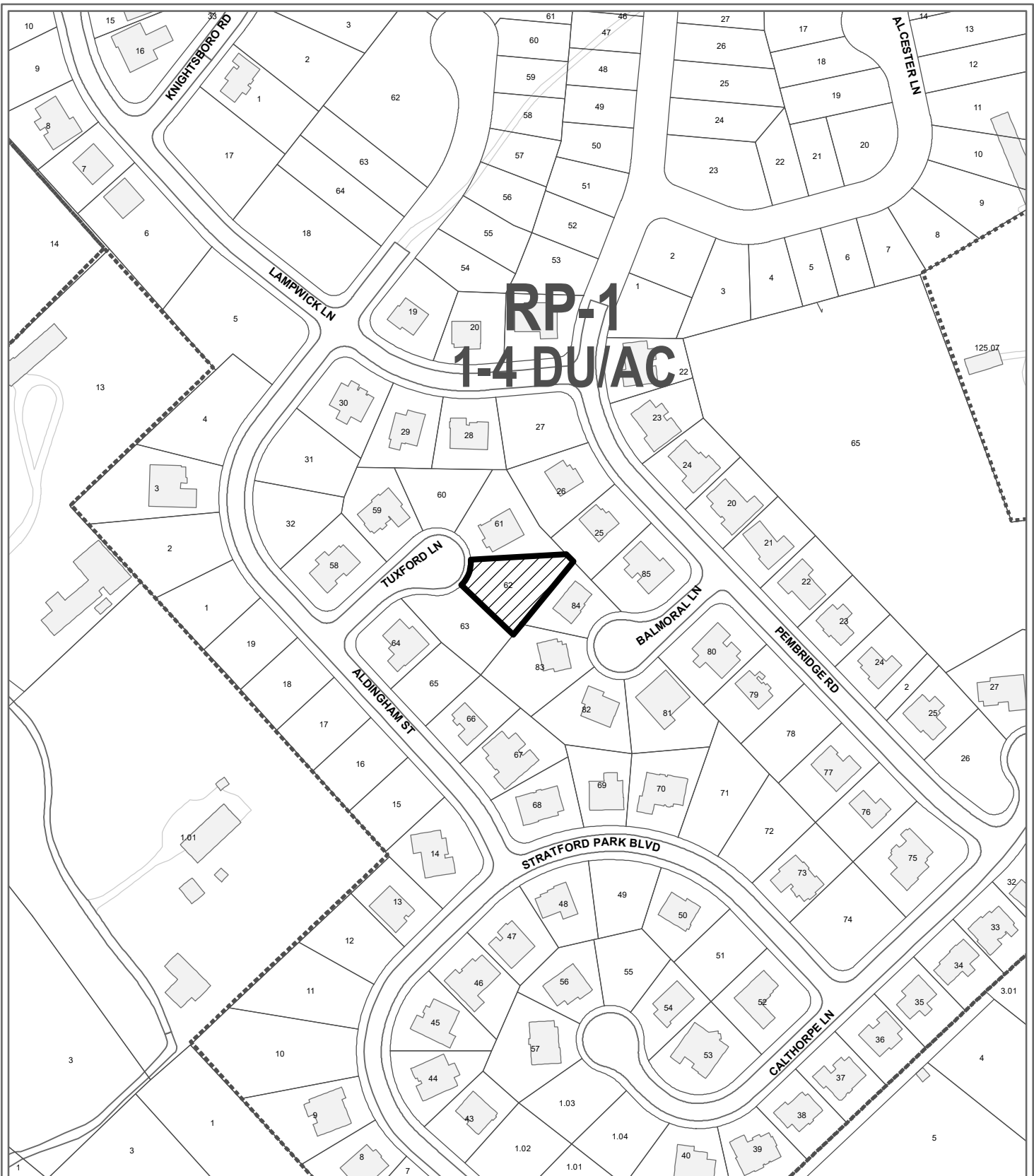
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: 0 (public school children, grades K-12)

Schools affected by this proposal: Sterchi Elementary, Gresham Middle, and Central High.

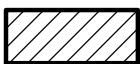
- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries 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.

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.



**RP-1
1-4 DU/AC**

**1-F-20-UR
USE ON REVIEW**

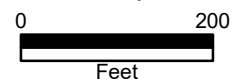


Setback reduction for front yard from 25' to 15" in RP-1 (Planned Residential)

Petitioner: Jenkins Builders, Inc.

Map No: 57

Jurisdiction: City



Original Print Date: 12/18/2019

Revised:

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



DEVELOPMENT REQUEST

DEVELOPMENT

- Development Plan
- Use on Review / Special Use

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning

JENKINS BUILDERS, INC

Applicant

11/25/19

Date Filed

1/9/20

Meeting Date (if applicable)

1-F-20-WR

File Numbers(s)

CORRESPONDENCE

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

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

KAITY PATTERSON

Name

BATSON, HIMES, NORVELL, & POE

Company

4334 PAPERMILL DRIVE

Address

KNOXVILLE

City

TN

State

37909

Zip

865-588-6472

Phone

kpatterson@bhn-p.com

Email

CURRENT PROPERTY INFO

Jenkins Builders Inc

Owner Name (if different)

1400 BRANCH FIELD LN

Owner Address KNOXVILLE, TN
37918

865-388-2753

Owner Phone

510 TUXFORD LN

Property Address

map 57ND parcel 62

Parcel ID

E side of TUXFORD LN, N OF STRATFORD PARK BLVD

General Location

10,936 S.F.

Tract Size

5th TS

RP PR-1

Jurisdiction (specify district above) City County

Zoning District

NORTH CITY

Planning Sector

LDR

Sector Plan Land Use Classification

N/A

Growth Policy Plan Designation

VACANT

Existing Land Use

KUB

Sewer Provider

1CUB

Water Provider

Septic (Y/N)

REQUEST

DEVELOPMENT	<input type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Use on Review / Special Use <input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential		
	<input type="checkbox"/> Home Occupation (specify): _____		
	<input type="checkbox"/> Other (specify): _____		
SUBDIVISION	<input type="checkbox"/> Proposed Subdivision Name _____		Unit / Phase Number _____
	<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"/> Zoning Change: _____ Proposed Zoning _____		
	<input type="checkbox"/> Plan Amendment Change: _____ Proposed Plan Designation(s) _____		
	<input type="checkbox"/> Proposed Property Use (specify) _____	Proposed Density (units/acre) _____	Previous Rezoning Requests _____
	<input type="checkbox"/> Other (specify): _____		

STAFF USE ONLY	PLAT TYPE <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	FEE 1:	TOTAL:
	ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	FEE 2:	
	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 3:	

AUTHORIZATION

Staff Signature	Please Print	Date
	KAITY PATTERSON	11/21/19
Applicant Signature	Please Print	Date

REQUEST

DEVELOPMENT	<input type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Use on Review / Special Use <input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential		
	<input type="checkbox"/> Home Occupation (specify): <input checked="" type="checkbox"/> Other (specify): <i>Setback reduction Front yard From 25' to 15'</i>		
SUBDIVISION	<input type="checkbox"/> Proposed Subdivision Name _____		Unit / Phase Number
	<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"/> Zoning Change: Proposed Zoning _____		
	<input type="checkbox"/> Plan Amendment Change: Proposed Plan Designation(s) _____		
	<input type="checkbox"/> Proposed Property Use (specify) _____	Proposed Density (units/acre)	Previous Rezoning Requests
	<input type="checkbox"/> Other (specify): _____		

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

AUTHORIZATION

[Signature]
Staff Signature

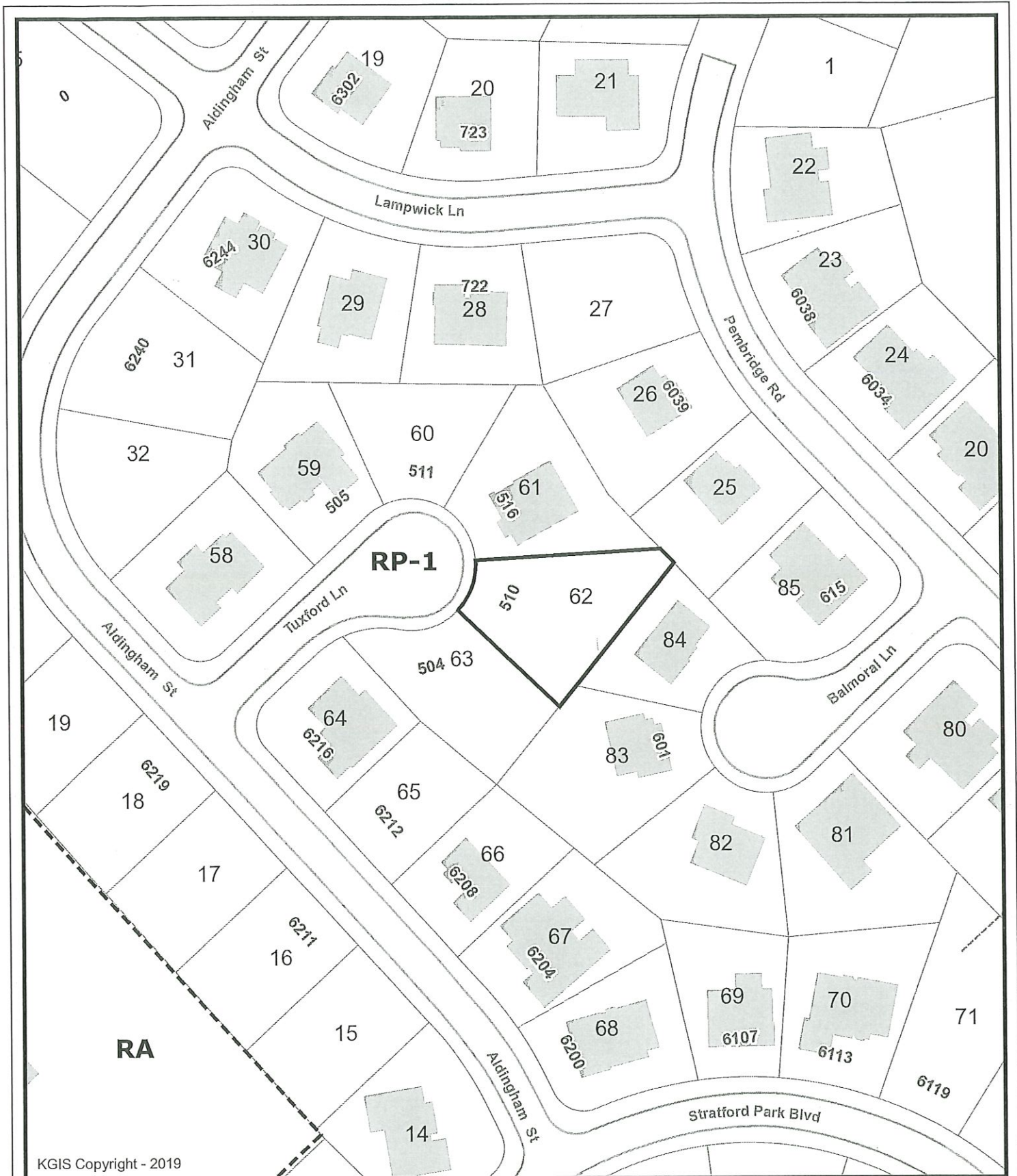
Kaitly Patterson
Applicant Signature

Marc Payne
Please Print

KAITY PATTERSON
Please Print

11/25/19
Date

11/21/19
Date



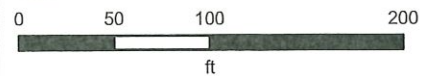
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Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



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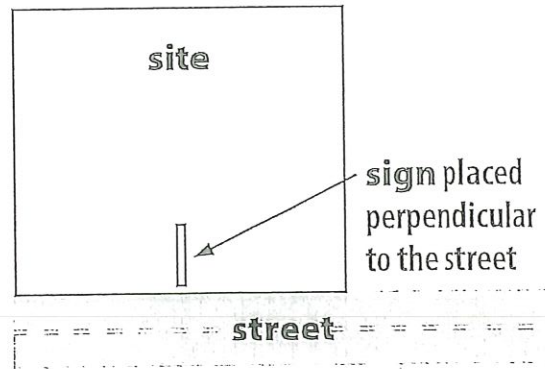
REQUIRED SIGN POSTING AGREEMENT

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:

12/24/19 and 1/10/20
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: Kaity Patterson

Printed Name: Kaity Patterson

Phone: 588-6472 Email: kpatterson@bhn-p.com

Date: 11/25/19

File Number: 1-P-20-UR