

3 OF 4 ELEMENTS NOT MET

- **X** Be compatible with the character of the neighborhood including the size and location of buildings in the vicinity
Last block to be built * 17% taller than all other homes at 35ft standard
- **X** Be consistent with the General Plan, the One Year Plan, Sector Plans, and other adopted plans
Special Use Report states “not consistent” (page 56-2)
MPC Action dated 1/22/2018 – “Maximum Height 35 ft remained the same”
Beau Monde Subdivision, NTC standard is 35ft
- **X** Not significantly injure the value of adjacent properties
Beau Monde Subdivision standard is 35ft
Negatively impact 25-30 homeowners – No longer Mountain Views which will decrease property values
- Not substantially increase the level of traffic into the neighborhood when the project is complete

Before & After



Line of Sight



Concept Plan for Northshore Town Center

Single-Family Type I

1-C-18-UR
Revised: 12/27/2017

Single-Family Detached - Small Lot Low-Density Residential

- Minimum Lot Size: 3,600 sq. ft., 4,100 sq. ft. on corner lot ^{xx}
- Maximum Lot Size (standard and corner lots): 6,999 sq. ft. ^{xx}
- Minimum Lot Width: 32' interior lot, 40' on corner lot ^x
- Minimum Height: 1 Story / 12'
- Maximum Height: 2-1/2 Stories / 35' ^{xx}
- Minimum Front Yard Setback: 15' to habitable portion of the house ^{xx}
- Maximum Front Yard Setback: 25' to habitable portion of the house ^{xx}
130' with common area easement ^r
- Minimum Street Side Yard Setback: 8.5' ^{xx}
- Minimum Interior Side Yard Setback: 3.5' ^{xx}
- Minimum Rear Yard Setbacks: Main Building: 25' ^{xx}
- Minimum Rear Yard Setbacks: Accessory Buildings: 5' ^{xx}
- Maximum Building Coverage: 65% of lot area ^{xx}
- Maximum Impervious Cover: 75% of lot area ^{xx}
- Permitted Porch Encroachment into Front Yard: 6ft ^{xx}

KPC Actions – 9 Year Period

Applicant	Date	Maximum Height
Zoning Ordinance for Knox County	June 22, 2015	35
Case Summary Knox County Use on Review Report	Mike Stevens Homes 11/20/2017 Mike Stevens Homes 1/11/2018	35 35
Concept Plan	11/4/2019	35
Special Use Report	Mike Stevens Homes 7/11/2024	35