### 7-D-24-SU

## 3 OF 4 ELEMENTS NOT MET



• 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

• Be consistent with the General Plan, the One Year Plan, Sector Plans, and other adopted

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

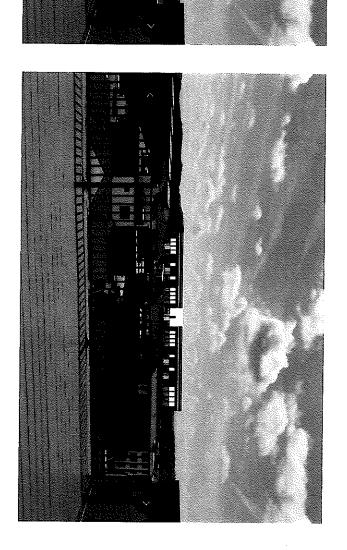
• Not significantly injure the value of adjacent properties

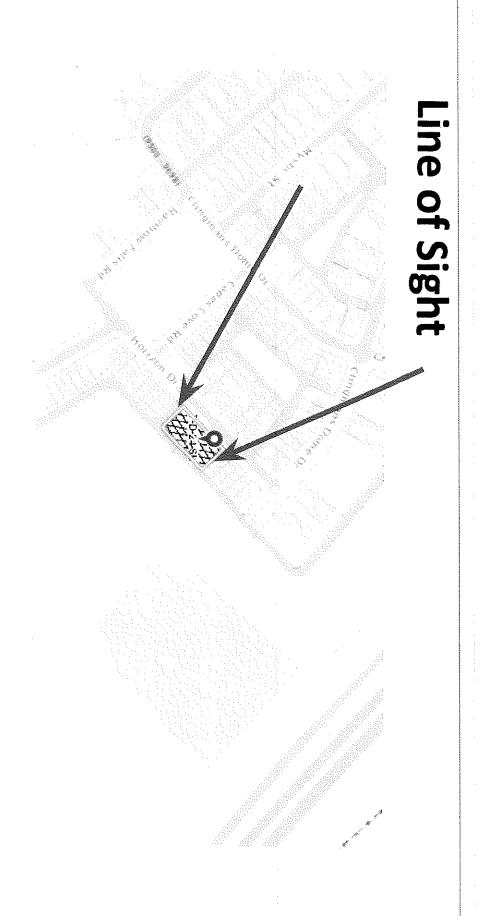
Beau Monde Subdivision standard is 35ft Negatively impact 25-30 homeowners - No longer Mountain Views which will

 Not substantially increase the level of traffic into the neighborhood when the project is decrease property values

complete

### **Before & After**





# 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 \* Maximum Lot Size (standard and corner lots): 6,999 sq. ft. \*\*
Minimum Lot Width: 32' interior lot, 40' on corner lot \*
Minimum Height: 1 Story / 12'

Maximum Height: 2-1/2 Stories / 35' \*\*

Minimum Front Yard Setback: 15' to habitable portion of the house "\* Maximum Front Yard Setback: 25' to habitable portion of the house "\*

130' with common area easement \* Minimum Street Side Yard Setback: 8.5' \*\*

Minimum Interior Side Yard Setback: 3.5' \*\*

Minimum Rear Yard Setbacks: Main Bullding: 25' \*\*

Minimum Rear Yard Setbacks: Accessory Buildings: 5' \*\*

Maximum Building Coverage: 65% of lot area \*\*

Maximum Impervious Cover: 75% of lot area \*\*

Permitted Porch Encroachment into Front Yard: 6tt \*\*

## KPC Actions – 9 Year Period

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