

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 1-C-22-SU **Related File Number:**
Application Filed: 11/22/2021 **Date of Revision:**
Applicant: JOHN D. THOMAS & BARBARA THOMAS

PROPERTY INFORMATION

General Location: Southwest end of Cumberland Ridge Drive, southwest of Fox Cove Road
Other Parcel Info.:
Tax ID Number: 143 D E 06901 **Jurisdiction:** City
Size of Tract: 32039 square feet
Accessibility: Access is via Cumberland Ridge Dr, a local street with 26ft of pavement width within 50ft of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: SFR (Single Family Residential)
Surrounding Land Use:
Proposed Use: Peripheral setback reduction **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** LDR (Low Density Residential) & HP (Hillside Prote
Growth Policy Plan: N/A
Neighborhood Context: The subject property is located at the end of a neighborhood street and adjacent to the peripheral boundary of the development. The property is located in the Fox Cove subdivision which is located off of Fox Road.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 557 Cumberland Ridge Dr.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-1 (Single-Family Residential Neighborhood) (c) & HP (Hillside Protection)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: The property was rezoned from zoned from A-1 to RP-1 in 2003 (1-I-03-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Mike Reynolds

Staff Recomm. (Abbr.):

Approve the request to reduce the peripheral setback from 25 feet to 18 feet, subject to 1 condition.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.

With the condition noted, this plan meets the requirements of the former RP-1 (Planned Residential) zone, the previously approved development plan, and the criteria for approval of a special use for modifications to previously planned districts per Article 1.4.G.

Comments:

This proposal to reduce the peripheral setback is to allow an inground pool to the rear of the house and in a location that is relatively flat. The west side of the house has significant slopes that would make installing a pool very difficult. There are existing trees along the rear property line that can be retained and provide screening to the adjacent property. If the rear property line was not designated with a peripheral setback, the pool could be located 5 feet from the rear property line since it is considered an accessory structure.

STANDARDS FOR EVALUATING A SPECIAL USE (ARTICLE 16.2.F.2.)

1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND THE ONE-YEAR PLAN.

- a. The One Year Plan and Southwest County Sector Plan designations for this site are LDR (Low Density Residential).
- b. The proposed residential pool is consistent with these plans.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ZONING CODE.

- a. The former RP-1 was intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, education, and cultural facilities which are integrated with the total project by unified architectural and open space treatment.
- b. The placement of the pool to the rear of the house is appropriate for this residential setting.
- c. The proposed setback of 18 feet is adequate to maintain a buffer to the property to the south.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

- a. The proposed residential pool is consistent with the character of the neighborhood.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY OR BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC, CONGESTION, OR OTHER IMPACTS DETRACT FROM THE IMMEDIATE ENVIRONMENT.

- a. The inground pool located to the rear of the house will not significantly injure the value of adjacent property or detract from the immediate environment.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

- a. The proposed residential pool will not draw additional traffic through residential streets.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

a. There are no known uses immediately surrounding the subject site that will pose a potential hazard or undesirable environment for the proposed use.

Action: Approved **Meeting Date:** 1/13/2022

Details of Action:

Summary of Action: Approve the request to reduce the peripheral setback from 25 feet to 18 feet, subject to 1 condition.

Date of Approval: 1/13/2022 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**