

# CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



**File Number:** 11-E-20-SU                      **Related File Number:**  
**Application Filed:** 9/28/2020              **Date of Revision:**  
**Applicant:** KELSY HENDERSON

## PROPERTY INFORMATION

**General Location:** Southeast side of Patel Way, north of Piney Grove Church Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 92 07504R                      **Jurisdiction:** City  
**Size of Tract:** 3500 square feet  
**Accessibility:** Access is via Patel Way, a private street with a pavement width of 26 ft.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Attached residential  
**Surrounding Land Use:**  
**Proposed Use:** Reduce peripheral setback from 25 ft. to 11 ft.                      **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:** LDR (Low Density Residential)  
**Growth Policy Plan:** N/A  
**Neighborhood Context:** This property is located within the Piney Grove Woods Condo development, off of Piney Grove Church road. The area is developed with attached and detached residential uses in the RN-3, RN-1, and AG zone districts.

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

**Street:** 6260 Patel Way  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RN-3 (General Residential Neighborhood) / PD (Planned Development)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** The property was zoned RN-3 / PD when the new City zoning ordinance became effective January 2020. The property was formally zoned RP-1 1-5.9 du/ac.

## 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 immediately behind the subject residence from 25 feet to 11 feet, subject to 2 conditions.

Staff Recomm. (Full):

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

Comments:

With conditions noted above, this request meets the requirements of the former RP-1 zone (current zoning RN-3/PD), the previously approved development plan, and the other criteria for approval of a special use for modifications to previously approved planned districts per Article 1.4.G.

The Piney Grove Woods Condos development was approved by the Planning Commission in 2001 and was zoned RP-1 which had a 25-foot peripheral setback. The applicant wants to add a one-story sunroom to the rear of the condo unit that is 12' deep by 17' wide. The addition will have a shed roof with a maximum height of approximately 9'. The adjacent property to the rear is a wooded portion of a lot zoned AG (General Agriculture) with a house that is near Piney Grove Church Road. The adjacent property is bisected by a branch of the Ten Mile Creek so wooded portion of the lot behind the subject property is unlikely to be developed.

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

1. The proposed addition has a shed roof which limits the visibility and impact on the adjacent property the southeast.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE CITY OF KNOXVILLE ZONING ORDINANCE

1. With the recommended conditions, the proposed sunroom addition meets the standards for development within the former RP-1 (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposal is consistent with the general standards for uses permitted on review: The proposed development 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 Northwest County Sector Plan and the One Year Plan identifies this property for low density residential uses which allows consideration of up to 6 du/ac. The proposed development is consistent with the Sector Plan and One Year Plan.
2. The site is located within the City limits on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action:

Approved

Meeting Date: 11/12/2020

Details of Action:

Summary of Action:

APPROVE the request to reduce the peripheral setback immediately behind the subject residence from 25 feet to 11 feet, subject to 2 conditions.

Date of Approval: 11/12/2020

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: