

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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File Number: 2-H-16-UR **Related File Number:**
Application Filed: 12/28/2015 **Date of Revision:**
Applicant: TONY NELSON NELSON CONSTRUCTION

PROPERTY INFORMATION

General Location: South end of Annalee Way. West of Marlee Park Blvd.
Other Parcel Info.:
Tax ID Number: 67 P H 023 **Jurisdiction:** County
Size of Tract: 0.4 acres
Accessibility: Access is via Annalee Way, a private street with 26' of pavement within a 40' wide right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant lot
Surrounding Land Use:
Proposed Use: Reduction of peripheral boundary setback from 35' to 25' on Lot 23. **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: Property in the area is zoned PR (Planned Residential), RA (Low Density Residential, and A (Agricultural). Development in the area consists of detached dwellings. The subject property is in the Marlee Park Subdivision.

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

Street: 4535 Annalee Way
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: The property was rezoned from A (Agricultural) to PR (Planned Residential) in 2006.

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.:

MPC ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): APPROVE the request to reduce the peripheral setback from 35' to 25' for Lot 23, subject to 2 conditions.

Staff Recomm. (Full): 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
2) Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.

With the conditions noted, this plan meets the requirements for approval in the PR Zone and the other criteria for approval of a use on review.

Comments: The applicant is proposing to reduce the peripheral setback in the Planned Residential (PR) zone from 35' to 25'. Because the subject property is irregularly shaped and angle the house is sited on the property, only the two rear corners of the house will 25' from the rear property line and approximately half of rear elevation will be more than 35' from the rear property line.

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

1. The vegetative screen along with rear property line will not be disturbed.
2. Because of the irregular lot and the angle the new house is proposed to be sited on the lot, only the corners of the lot will be 25' from the rear property line and approximately half of the rear elevation will be outside of the existing 35' peripheral setback.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposal meets all requirements of the PR zoning as well as the general criteria for approval of a use on review.
2. The proposed house as shown on the site plan 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. No surrounding land uses will pose a hazard or create and unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan proposes low density residential use for this site.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved

Meeting Date: 2/11/2016

Details of Action: 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
2) Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.

With the conditions noted, this plan meets the requirements for approval in the PR Zone and the other criteria for approval of a use on review.

Summary of Action: APPROVE the request to reduce the peripheral setback from 35' to 25' for Lot 23, subject to 2 conditions.

Date of Approval: 2/11/2016

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Board of Zoning Appeals

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: