

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

File Number: 6-A-18-UR

Related File Number:

Application Filed: 4/5/2018

Date of Revision:

Applicant: MANUEL & LORA SAKHLEH

PROPERTY INFORMATION

General Location: Northeast terminus of Deer Ridge Ln., south side Bruce Smith Rd.

Other Parcel Info.:

Tax ID Number: 169 C B 008

Jurisdiction: County

Size of Tract: 17500 square feet

Accessibility: Access is via Deer Ridge Ln., a local street with 26' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Reduction of peripheral setback from 35' to 15' for new house

Density:

Sector Plan: Southwest County

Sector Plan Designation: LDR (Low Density Residential)

Growth Policy Plan: Planned Growth Area

Neighborhood Context: Zoning in the area is A (Agricultural) and PR (Planned Residential). Detached dwellings are the primary use found in the area. A number of subdivision have been developed in this area in recent years.

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

Street: 1506 Deer Ridge Ln

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: Zoned PR<4 du/ac in 2003 (1-K-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.:

MPC ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): APPROVE the reduced peripheral setback from 35' to 15' along the northeast property line and 25' along the north property line, subject to 4 conditions.

Staff Recomm. (Full):

- 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 2) Obtaining all necessary approvals from Tennessee Department of Environmental and Conservation (TDEC) for crossing the stream.
- 3) No disturbance of the site shall be permitted until a building permit for a house is approved.
- 4) Meeting all requirements of the Knox County Department of Engineering and Public Works.

With the condition noted, this plan meets the requirements for approval in the PR (Planned Residential) 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 15' on the north and northeast property lines to construct a new house on the lot. There is a 20' drainage easement between the front property line and the rear of the property where the house is proposed. This drainage line is identified as a blue line stream on the parcel map and will require TDEC approval for any crossings, such as for the driveway.

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

1. The stream crossing will require a permit from TDEC and the stream buffers will need to be maintained.
2. The neighboring property to the east is a 75'-90' strip of land that is part of the large agricultural property and used for access. The reduced peripheral setback along this property line should not have a substantial impact on this property.

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 recommended peripheral setback 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 Southwest 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: 6/14/2018

Details of Action:

Summary of Action: APPROVE the reduced peripheral setback from 35' to 15' along the northeast property line and 25' along the north property line, subject to 4 conditions.

Date of Approval: 6/14/2018

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: