

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: 6-E-17-UR

Related File Number:

Application Filed: 4/24/2017

Date of Revision:

Applicant: MARYANA HAVRYLOVYCH

PROPERTY INFORMATION

General Location: Northwest side of E. Emory Rd., west of Homestead Dr.

Other Parcel Info.:

Tax ID Number: 38 128

Jurisdiction: County

Size of Tract: 1.01 acres

Accessibility: Access is via E. Emory Rd., a two-lane major arterial street with a 20' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Detached residence with a peripheral setback reduction

Density: 0.99 du/ac

Sector Plan: North County

Sector Plan Designation: LDR

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This site is part of a residential area that has developed along this section of E. Emory Rd., within A, RA, RB and PR zones.

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

Street: 4721 E Emory Rd

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: Rezoning to PR at up to 5 du/ac was approved by Knox County Commission on November 21, 2005.

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:

Tom Brechko

Staff Recomm. (Abbr.):

APPROVE the request for one detached dwelling unit and a reduction of the peripheral setback for the two side yards from 35' to 15' for this one acre lot, subject to 2 conditions.

Staff Recomm. (Full):

1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
2) Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.

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 requesting approval of a single detached dwelling unit on this 1.01 acre lot. The property was rezoned to PR (Planned Residential) at a density of up to 5 du/ac by Knox County Commission on November 21, 2005. The PR zoning requires Planning Commission approval for any development of the lot. With a lot width of approximately 98 feet at the street frontage and a peripheral setback of 35' along all lot lines, the applicant would be restricted to a building width of only 28'. The proposed residence has a width of 57'. The applicant is requesting approval of a peripheral setback reduction along the two side lot lines from 35' to 15'. This will allow for a side yard setback of 15' on one side allowing for a side loading garage on the other. The side yard setback for the adjoining lots that are zoned A (Agricultural) is 10'.

That applicant had revised their application last month in order to request approval of a multi-dwelling development with a total of 5 dwelling units at a density of 4.95 du/ac (included a duplex and a triplex). Following a meeting with staff concerning design problems with the proposed multi-dwelling development, the request was changed back to a single dwelling unit.

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

1. The proposed detached residence will have minimal impact on local services since utilities are available to serve this site.
2. The proposed detached residence is compatible with development in the area that has occurred under the A and RA zoning districts at similar densities.
3. The proposed side yard setback reduction is compatible with the setbacks of adjoining property.

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

1. The proposed residence meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed development 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan designates this property for low density residential uses with a maximum density of 5 du/ac. The PR zoning approved for the site allows a density up to 5 du/ac. At a proposed density of 0.99 du/ac, the proposed development is consistent with the Sector Plan and zoning designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth

Policy Plan map.

Action: Approved

Meeting Date: 7/13/2017

Details of Action:

Summary of Action: APPROVE the request for one detached dwelling unit and a reduction of the peripheral setback for the two side yards from 35' to 15' for this one acre lot, subject to 2 conditions.

Date of Approval: 7/13/2017

Date of Denial:

Postponements: 6/8/2017

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: