

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 7-D-19-UR **Related File Number:**
Application Filed: 5/22/2019 **Date of Revision:**
Applicant: DAMON FALCONNIER

PROPERTY INFORMATION

General Location: North end cul-de-sac Winding Hill Lane, east of Bob Kirby Road
Other Parcel Info.:
Tax ID Number: 104 M J 050 **Jurisdiction:** County
Size of Tract: 11432 square feet
Accessibility: Access is via Winding Hill Ln., a local street with a 26' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: vacant
Surrounding Land Use:
Proposed Use: Reduce peripheral setback from 35' to 19' **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The site is located in an area that has developed under A (Agricultural) and PR (Planned Residential) zoning with low density subdivisions.

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

Street: 9976 Winding Hill 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: The property was rezoned to PR (Planned Residential) by Knox County Commission on May 22, 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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Tom Brechko

Staff Recomm. (Abbr.):

APPROVE the reduction of the peripheral setback from 35' to 19' along the northwest property line as identified on the development plan, subject to 3 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
3. Meeting all requirements of the Knox County Department of Engineering and Public Works.

With the conditions 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 requesting approval of a reduction in the peripheral setback (rear property line) in the Planned Residential (PR) zone from 35' to 19'. The applicant is proposing a covered porch and deck areas off of the back of the second story of the residence that will extend into the existing peripheral setback. The PR zoning allows the Planning Commission to reduce the peripheral setback down to a minimum of 15' when the adjoining property is zoned for residential use.

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

1. The property that this lot backs up to is a wooded 4.68 tract that is split by A (Agricultural) and PR (Planned Residential) zoning. The area behind this lot is zoned A (Agricultural). The reduced peripheral setback along this property line should not have a negative impact on the adjoining wooded 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 peripheral setback reduction 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: 7/11/2019

Details of Action:

Summary of Action:

APPROVE the reduction of the peripheral setback from 35' to 19' along the northwest property line as identified on the development plan, subject to 3 conditions.

Date of Approval:

7/11/2019

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: