

# 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:** 7-H-17-UR  
**Application Filed:** 5/30/2017  
**Applicant:** HPS CONSTRUCTION

**Related File Number:**  
**Date of Revision:**

## PROPERTY INFORMATION

**General Location:** Northeast side Amston Dr., southeast of Cornview Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 28 F B 034 **Jurisdiction:** County  
**Size of Tract:** 8142 square feet  
**Accessibility:** Access is via Amston Dr., a local street with 26' of pavement width within 50' of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Single Family Residential  
**Surrounding Land Use:**  
**Proposed Use:** Reduction of peripheral setback from 35' to 20'. **Density:**  
**Sector Plan:** North County **Sector Plan Designation:** LDR (Low Density Residential)  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area is developed primarily with rural residential and low density residential uses under A, RA and PR zoning.

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

**Street:** 4418 Amston Dr  
**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 1-5 du/ac in 1993.

## 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 20' for Lot 34 of the Peterson Place Subdivision, subject to 1 condition.

Staff Recomm. (Full): 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.

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 20' to construct an 8' addition to the rear of the existing sunroom. The neighboring houses to the north and south will be the most affected by the addition, however, because of the irregular shape of the lot and the distance from the side lots lines, the addition should have minimum impact on these properties. To the rear of the subject property is a house that is approximately 120' from the rear property line and a triplex that is approximately 88' from the rear property line.

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

- 1. Because of the irregular lot shape, the addition will not be immediately adjacent to a neighboring lot within the subdivision.
- 2. The development on the adjoining properties to the rear consist of a house that is set back approximately 120' from the rear property line and a triplex that is set back approximately 88'. The reduction of the rear setback from 35' to 20' for the proposed addition should not have a significant impact on the adjoining properties.

**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 North 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: 7/13/2017

Details of Action:

Summary of Action: APPROVE the request to reduce the peripheral setback from 35' to 20' for Lot 34 of the Peterson Place Subdivision, subject to 1 condition.

Date of Approval: 7/13/2017

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knoxville 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:**