

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

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

## PROPERTY INFORMATION

**General Location:** Southeast side Westland Crossing Way, northeast of Emory Church Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 144 J B 017 **Jurisdiction:** County  
**Size of Tract:** 6178 square feet  
**Accessibility:** Access if via Westland Crossing Way, a joint permanent easement with 26' of pavement within 40' of easement.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Single family residential  
**Surrounding Land Use:**  
**Proposed Use:** Reduction of peripheral setback from 35' to 15' **Density:**  
**Sector Plan:** Southwest County **Sector Plan Designation:** LDR (Low Density Residential)  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area is developed with rural and low density residential, and a church primarily in the A and PR zones. Large lot houses are located in the A zone and small lot detached and attached houses, and the church, are located in the PR zone.

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

**Street:** 9432 Westland Crossing 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:** Zoned PR in 2000.

## 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 15' for Lot 17 of the Westland Crossing Subdivision, subject to 2 conditions.

**Staff Recomm. (Full):** 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.  
2) Obtaining approval from Knox County Engineering and Public Works to reduce the recorded 20' drainage easement for Lot 17 to allow the proposed addition and recording an approved plat for Lot 17 showing the new drainage easement width before building permits are issued.

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 15' to construct a 12' deep by 16' wide one-story addition to the rear of the existing one-story house. The reduction of the peripheral setback should not have a significant impact on the adjoining properties. It will be located approximately in the same location as the existing deck visible in the attached oblique aerial. The neighboring house to the north will be most impacted by the proposed addition because the houses are approximately 10' apart. To the rear of the subject property is an electrical substation, as well as a house that is approximately 250' away.

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

1. The reduced peripheral setback for the proposed one-story addition will have minimal impact to the neighboring property to the north because it will be no closer than the existing house and the proposed addition will not affect the electrical substation to the rear.

**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 an 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:** 7/13/2017

**Details of Action:**

**Summary of Action:** APPROVE the request to reduce the peripheral setback from 35' to 15' for Lot 17 of the Westland Crossing Subdivision, subject to 2 conditions.

**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:** 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:**