

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 the northeast property of Lot 26, Polo Club Subdivision, subject to 1 condition. (Applicant requested peripheral setback reduction from 35' to 15').

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

With the condition 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' on the southeastern and northwestern property line, however, staff is recommending the reduction be to 20' instead because of an existing 20' drainage easement along the rear property line. The subject property has less depth than the majority of the properties in the neighborhood that are subject to the peripheral setback. The properties to the rear (east) of the subject property are in an adjacent neighborhood. These houses are approximately 85' to 95' from the rear property line and have an elevation approximately 30' lower than the subject property.

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

1. There will be minimal impact on the existing vegetation along the rear property line because it is within the drainage easement that cannot be disturbed.
2. The houses to the rear of the subject property are located well off the rear property line and are approximately 30' lower in elevation.

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 existing pergola and proposed pool 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: 8/11/2016

Details of Action: 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the condition noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of a use on review.

Summary of Action: APPROVE the request to reduce the peripheral setback from 35' to 20' for the northeast property of Lot 26, Polo Club Subdivision, subject to 1 condition. (Applicant requested peripheral setback reduction from 35' to 15').

Date of Approval: 8/11/2016

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: