CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 8-D-16-UR Related File Number:

Application Filed: 6/27/2016 Date of Revision:

Applicant: STEVE WOULLARD



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: Northeast side of Appaloosa Way, southeast of Belgian Way.

Other Parcel Info.:

Tax ID Number: 144 F C 026 **Jurisdiction:** County

Size of Tract: 10300 square feet

Accessibility: Access is via Appaloosa Way, a private street with 26 feet of pavement within 40' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Reduction of peripheral setback from 35' to 15'. **Density:**

Sector Plan: Southwest County Sector Plan Designation: LDR

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This property is within the Polo Club subdivision and to the east is The Raquet Club at Gettysvue

subdivision. The Polo Club subdivision is along Westland Dr, immediately east of AL Lotts Elementary

School.

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

Street: 1224 Appaloosa 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: The property was rezoned to PR 1-4 du/ac from A in 2002.

PLAN INFORMATION (where applicable)

Current Plan Category:

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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').

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

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 and 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').

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Date of Approval:	8/11/2016 Dat	e of Denial:	Postponements:
Date of Withdrawal:	Wit	Withdrawn prior to publication?: Action Appealed?:	
LEGISLATIVE ACTION AND DISPOSITION			
Legislative Body:	Knox County Board of Zo	oning Appeals	
Date of Legislative Action:		Date of Legislative Acti	on, Second Reading:
Ordinance Number:		Other Ordinance Numb	er References:
Disposition of Case:		Disposition of Case, Se	cond Reading:
If "Other":		If "Other":	
Amendments:		Amendments:	

Effective Date of Ordinance:

Date of Legislative Appeal:

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