

# CASE SUMMARY

## APPLICATION TYPE: USE ON REVIEW



**File Number:** 8-E-19-UR **Related File Number:**  
**Application Filed:** 6/24/2019 **Date of Revision:**  
**Applicant:** WILLIAM DAVID WILKINSON

### PROPERTY INFORMATION

**General Location:** Southwest side of Yellow Jasmine Lane, south of Tea Olive Lane  
**Other Parcel Info.:** Use on Review request also includes 7917 Yellow Jasmine Lane (133FL006)  
**Tax ID Number:** 133 F L 004 & 005 **Jurisdiction:** County  
**Size of Tract:** 17220 square feet  
**Accessibility:** Access is via Yellow Jasmine Lane, a local street with a 26' pavement width within a 50' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residential  
**Surrounding Land Use:**  
**Proposed Use:** Reduction in peripheral setback from 25' to 15' for Lots 4 and 5. **Density:**  
**Sector Plan:** West City **Sector Plan Designation:** LDR (Low Density Residential)  
**Growth Policy Plan:** Urban Growth Area  
**Neighborhood Context:** The site is located in an area along Nubbin Ridge Rd. that includes a mix of rural and low density residential development under A (Agricultural), RA (Low Density Residential) and PR (Planned Residential) zoning.

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

**Street:** 7913 Yellow Jasmine 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) with a density of up to 4 du/ac by Knox County Commission on July 24, 2017.

### 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 request to reduce the peripheral setback (rear yard) for Lots 4 and 5 in Penrose Forest Subdivision from 25' to 15', subject to 2 conditions.

Staff Recomm. (Full):  
1. Meeting all applicable requirements of the Knox County Zoning Ordinance.  
2. 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 to reduce the peripheral setback (rear yard) for Lots 4 and 5 in Penrose Forest Subdivision from 25' to 15' in order to accommodate the proposed residences on these two cul-de-sac lots. The Knox County Zoning Ordinance allows the Planning Commission to reduce the peripheral setback down to a minimum of 15' when the Subdivision adjoins other property that is zoned for residential use.

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

1. The reduced peripheral setback along this property line should not have a negative impact on the adjoining wooded lot.

**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 recommended peripheral setback reduction for the two lots 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 PLANS**

1. The West City Sector Plan designates this property for low density residential uses with a maximum density of 5 du/ac. At a density of 3.08 du/ac, the subdivision is consistent with the Sector Plan.  
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved

Meeting Date: 8/8/2019

Details of Action:

Summary of Action: APPROVE the request to reduce the peripheral setback (rear yard) for Lots 4 and 5 in Penrose Forest Subdivision from 25' to 15', subject to 2 conditions.

Date of Approval: 8/8/2019

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:**