

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 9-G-20-UR **Related File Number:**
Application Filed: 7/27/2020 **Date of Revision:**
Applicant: SHAMEEK & VICTORIA KONAR

PROPERTY INFORMATION

General Location: South side of Stoppard View Way, south of Leonidas Meadow Way
Other Parcel Info.:
Tax ID Number: 163 02819 **Jurisdiction:** County
Size of Tract: 7.29 acres
Accessibility: Access is via Stoppard View Way, a private street with 18' of pavement within a 40' private right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Reduction west side setback from 30' to 10' **Density:** N/A
Sector Plan: Southwest County **Sector Plan Designation:** RR (Rural Residential) & HP (Hillside Protection Ar
Growth Policy Plan: Rural Area
Neighborhood Context: The neighborhood consists of large lots for detached houses on private roads.

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

Street: 10608 Stoppard View 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: Property was rezoned from A to PR < 3 du/ac in 2005.

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: Mike Reynolds

Staff Recomm. (Abbr.): APPROVE the request to reduce the side setback along the western lot line from 30' to 10' for Lot 114, Arcadia - Phase 1A, subject to 2 conditions.

Staff Recomm. (Full): 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
2) Meeting all applicable requirements of the previously approved Concept Plan (1-SC-15-C) and Use on Review (1-F-15-UR).

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: This proposal is to reduce the side setback along the western lot line from 30' to 10' for the subject property only. This is a private, gated community with their own design standards which will help ensure the house will be compatible with the neighborhood.

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

1. The proposed reduction of the side setback will have minimal impact on surrounding properties because the large lot sizes allow for a lot of space between houses.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed setbacks with the recommended conditions meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance.
2. The proposal is consistent with the general standards for uses permitted on review: The proposed development 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 proposal will not draw significant traffic through residential neighborhoods.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan designates this property for rural residential use and is within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan. The proposal is consistent with both plans.

Action: Approved

Meeting Date: 9/10/2020

Details of Action:

Summary of Action: APPROVE the request to reduce the side setback along the western lot line from 30' to 10' for Lot 114, Arcadia - Phase 1A, subject to 2 conditions.

Date of Approval: 9/10/2020

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:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: