

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
 USE ON REVIEW REPORT**

▶ **FILE #:** 6-H-10-UR

**AGENDA ITEM #** 37

**AGENDA DATE:** 6/10/2010

▶ **APPLICANT:** LYLE LEE

OWNER(S): LYLE LEE

TAX ID NUMBER: 30 G C 013

JURISDICTION: County Commission District 8

▶ **LOCATION:** Northwest side of Carina Ln., northeast of Puritan Ln.

▶ **APPX. SIZE OF TRACT:** 8480 square feet

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Carina Ln., a local street with a pavement width of 26' within a 50' wide right-of-way

UTILITIES: Water Source: Northeast Knox Utility District

Sewer Source: Knoxville Utilities Board

WATERSHED: Beaver Creek

▶ **ZONING:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Vacant lot

▶ **PROPOSED USE:** Reduce the peripheral boundary setback from 35' to 25'

HISTORY OF ZONING: The concept subdivision and development plan were approved for this site in August 2000.

SURROUNDING LAND USE AND ZONING:  
 North: Detached dwellings / PR residential  
 South: Detached dwellings / PR residential  
 East: Detached dwellings / PR residential  
 West: Detached dwellings / PR residential

NEIGHBORHOOD CONTEXT: The site is located in Willow Springs Subdivision and it is surrounded by detached dwellings. Zoning in the area is PR (Planned Residential).

**STAFF RECOMMENDATION:**

▶ **APPROVE the request to reduce the peripheral boundary setback from 35 ft. to 22 ft. as shown on the development plan subject to 1 condition**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance

**COMMENTS:**

The applicant is requesting a reduction in the peripheral boundary setback from 35 feet to 22 feet. The lot in question is located in Unit 4 of Willow Springs Subdivision which was approved by MPC in August, 2000. In May of 2001, this same applicant presented a concept and development plan for the adjoining property and received approval of Unit 6 of Willow Springs Subdivision. Had these two plans have been submitted at the

same time, the required rear setback for the lot in question would have been 15 feet. The applicant is building a house on the lot. The foundation for the house was placed on the lot in error. The staff supports this change because the lot in question backs up to another lot in the same subdivision and the reduction in the peripheral boundary setback for this lot will not negatively impact the lots in the development. All of the adjoining lots have already have houses constructed on them.

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

1. The proposed peripheral boundary setback reduction will have no impact on local services since all utilities are in place to serve this development.
2. Since the proposed peripheral boundary setback reduction is located in the same subdivision, staff does not foresee any negative impact on the surrounding property.
3. The proposal is compatible with the surrounding development because it will result in a rear setback that is greater than required for all other interior lots in this development.

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

1. With MPC's approval, the proposed peripheral boundary setback reduction meets all of the requirements of the PR (Planned Residential) zone.
2. The peripheral boundary setback reduction is consistent with the general standards for uses permitted on review: The proposed change 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 neighborhoods 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.

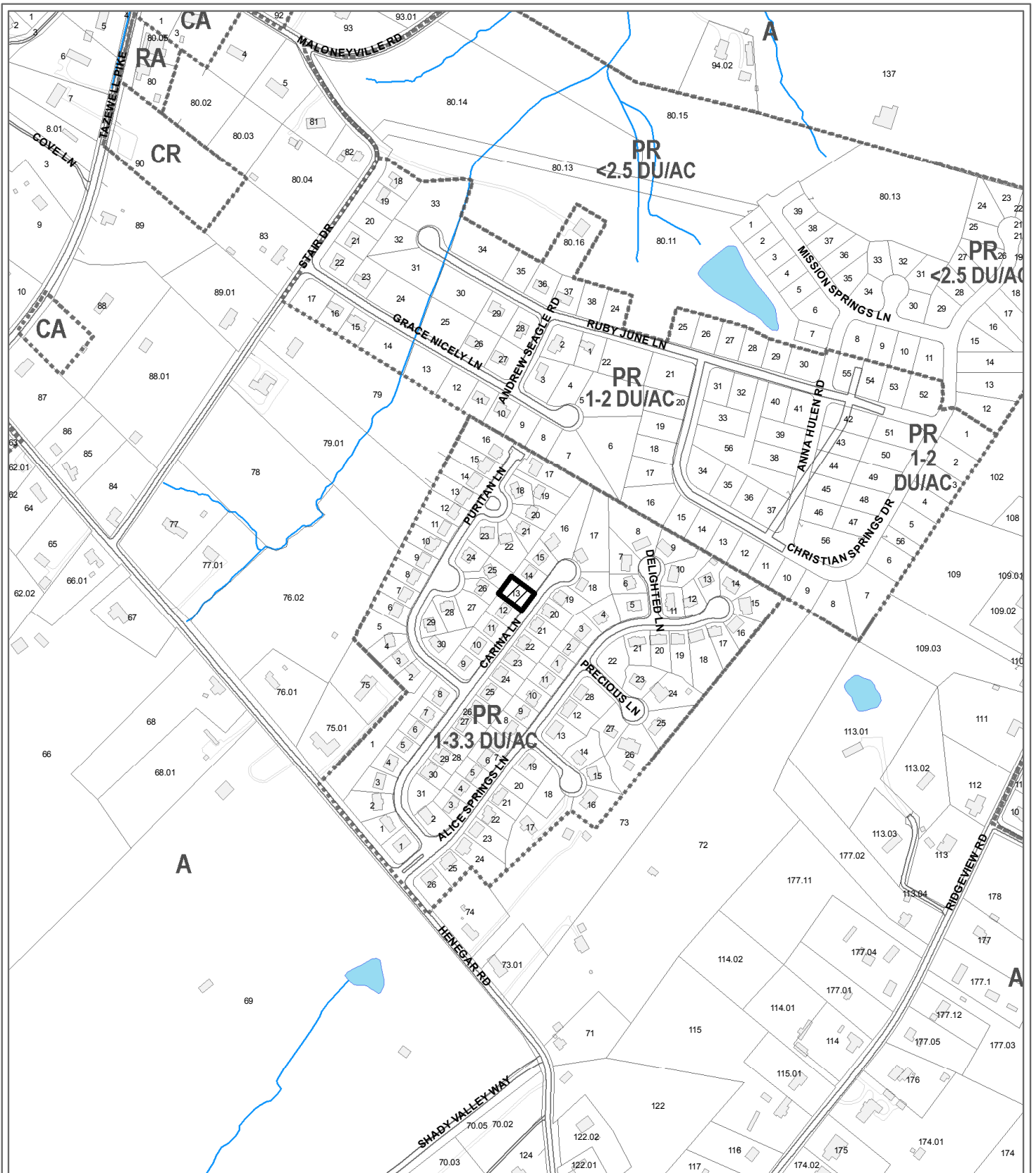
#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northeast County Sector Plan identifies the property for low density residential use. The proposed peripheral boundary setback reduction is consistent with the recommendations of the Sector Plan.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**6-H-10-UR  
USE ON REVIEW**



Reduce the peripheral boundary setback from 35' to 25' in PR (Planned Residential)

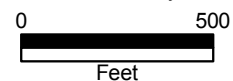
Original Print Date: 5/20/2010  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Petitioner: Lee, Lyle

Map No: 30

Jurisdiction: County



**USE ON REVIEW REQUEST**  
 REDUCE 35' PERIPHERAL SETBACK  
 TO 22' FOR LOT 14

6-H-10-UR  
**REVISED**  
 6/1/10

PROPERTY ADDRESS:  
 6717 CARINA LANE  
 CORYTON, TN 37721

DEVELOPER/OWNER:  
 LYLE & PHYLLIS LEE  
 1233 JKHCWEFUIHCRCUICG8PW47  
 MARYVILLE, TN 37801  
 PHONE: (865) 661-7575

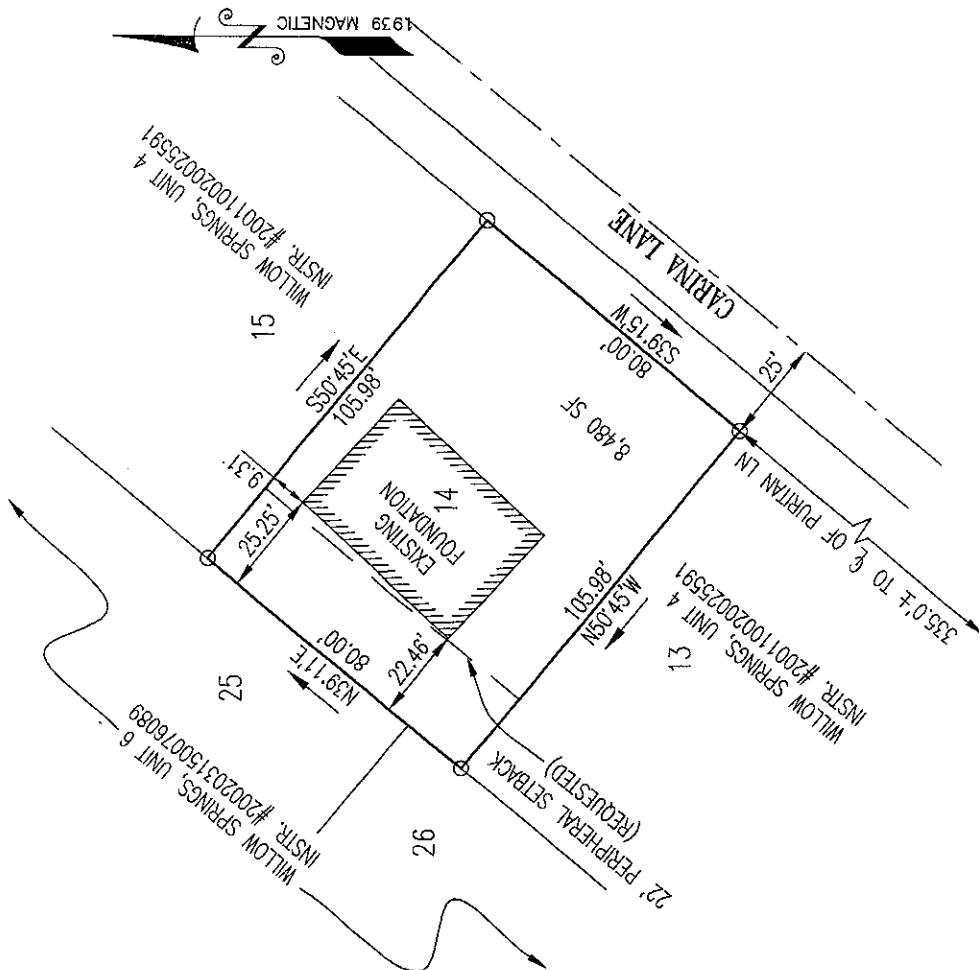
REV.	DATE	FOUNDATION LOCATION	REVISION DESCRIPTION
1	06/01/10		

DEVELOPMENT PLAN FOR  
**LOT 14, WILLOW SPRINGS S/D, UNIT 4**

CLT MAP 30GC, PARCEL 13  
 DISTRICT 8, KNOX COUNTY, TN

SCALE 1"=30'  
 DRAWN BY TPD  
 DATE 04/30/10

Q:\23575\23575-14.DWG  
 DRAWING NUMBER  
**23575-14**



**BATSON, HIMES, NORVELL & POE**  
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