

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

▶ **FILE #:** 9-A-11-UR

**AGENDA ITEM #:** 32

**AGENDA DATE:** 9/8/2011

▶ **APPLICANT:** HUNTER HARRISON

OWNER(S): Hunter Harrison

TAX ID NUMBER: 104 I A 057

JURISDICTION: County Commission District 6

▶ **LOCATION:** South side of Harrison Springs Ln., southeast of Fall Haven Ln

▶ **APPX. SIZE OF TRACT:** 6800 square feet

SECTOR PLAN: Northwest City

GROWTH POLICY PLAN: Planned Growth Area

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

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

▶ **ZONING:** PR (Planned Residential) / TO (Technology Overlay)

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Reduction of the required peripheral boundary setback

2.84 du/ac

HISTORY OF ZONING: The concept plan, development plan and final plat for this development in 2005

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

South: Vacant land / PR residential

East: Detached dwellings / PR residential

West: Detached dwellings / PR residential

NEIGHBORHOOD CONTEXT: Property in the area is zoned A agricultural, PR residential, BP business and TO technology overlay. Development consists primarily of detached single family dwellings.

**STAFF RECOMMENDATION:**

▶ **APPROVE the request to reduce the peripheral boundary setback from 35' to 20' as shown 104 IA 057 on the site plan for parcel 104IA057 subject to 2 conditions**

1. Meeting all other applicable requirements of the Knox County Zoning Ordinance
2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works

**COMMENTS:**

The applicant is requesting that MPC approve the reduction in the required peripheral boundary setback from 35' to 20' along the rear of the lot located at 10372 Harrison Springs Ln. MPC is granted the authority to grant this type of request if the site adjoins other property zoned PR (Planned Residential). In this particular case no

only is the adjoining property zoned PR (Planned Residential), it was previously proposed to be a future unit of the same subdivision in which the lot in question is located. The future unit was never developed due to the decline in the housing industry.

Granting this request will not have negative impact on the surrounding properties. The minimum required rear yard setback for the other lots in this development is 15'.

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

1. The setback reduction will have no impact on local services since all utilities are in place to serve this site.
2. The proposed use of the lot for a detached dwelling is consistent with the existing zoning and subdivision development.

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

1. If approved with the setback reduction, construction of a dwelling on this lot will meet all other standards for development within the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinances.
2. The request 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 use will not draw additional traffic through residential areas.
3. The recommended density of this site is 1- 3 dwellings per acre. The proposed 2.83 du/ac is within the permitted zoning density.

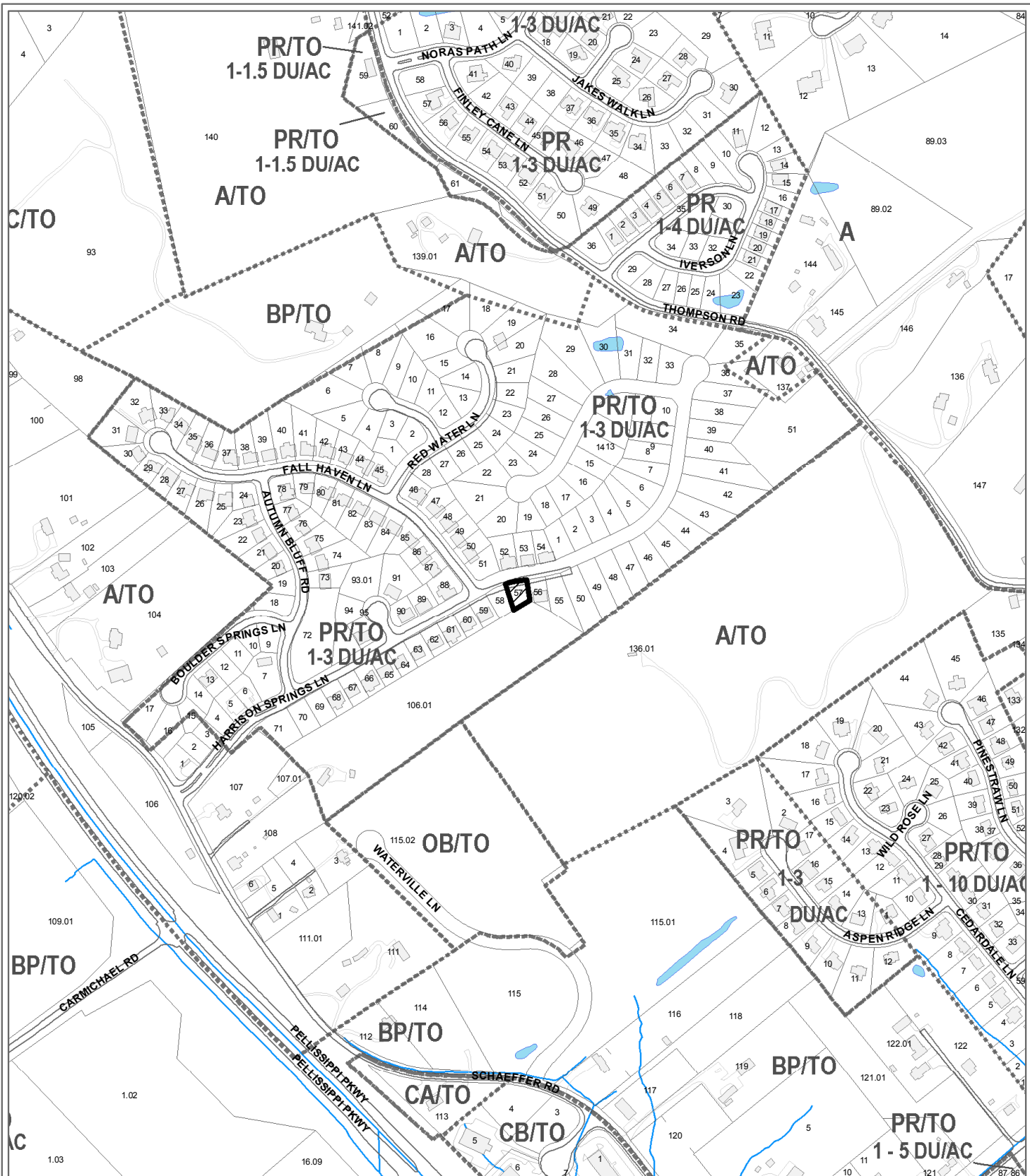
#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan identifies this property for low density residential use with a maximum density of 5 du/ac. The PR zoning approved for this site allows a density up to 3 du/ac., which is consistent with the Sector Plan and the other development found in the area.

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.



**9-A-11-UR  
USE ON REVIEW**



Reduction of the required peripheral boundary setback in PR (Planned Residential) / TO (Technology Overlay)

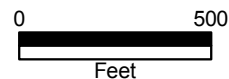
Original Print Date: 8/23/2011  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

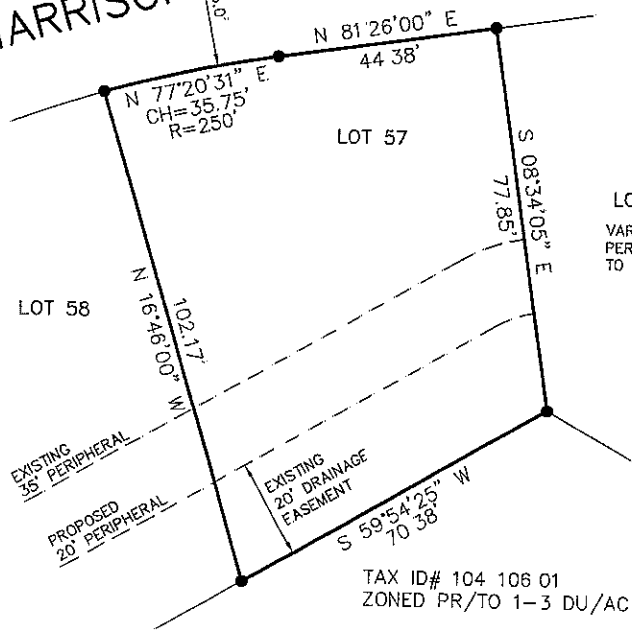
Petitioner: Harrison, Hunter

Map No: 104

Jurisdiction: County



# HARRISON SPRINGS LANE



LOT 56  
 VARIANCE GRANTED 3/28/07  
 PERIPHERAL SET BACK FROM 35'  
 TO 20'

TAX ID# 104 106 01  
 ZONED PR/TO 1-3 DU/AC

**USE ON REVIEW  
 FOR  
 HUNTER HARRISON**

ADDRESS: 10372 HARRISON SPRINGS LANE  
 LOCATION: CLT MAP 104IA, PARCEL 57  
 6th CIVIL DISTRICT  
 KNOX COUNTY, TN

SUBDIVISION: HARRISON SPRINGS, UNIT 1  
 INST# 200507060001575  
 ZONED PR/TO 1-3 DU/AC

SCALE 1"=30'

9-A-11-OR  
 7/25/2011