

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

▶ **FILE #:** 6-B-13-UR

**AGENDA ITEM #:** 34

**AGENDA DATE:** 6/13/2013

▶ **APPLICANT:** **JACCARD CONSTRUCTION**

OWNER(S): Jaccard Construction

TAX ID NUMBER: 67 C C 026

JURISDICTION: County Commission District 7

▶ **LOCATION:** **Northeast side of Maysville Ln., north of Jackson Morgan Ln.**

▶ **APPX. SIZE OF TRACT:** **7759 square feet**

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

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

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

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

▶ **EXISTING LAND USE:** **Vacant lot**

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

HISTORY OF ZONING: The concept plan and development plan for this subdivision was approved in 2005 and it was revised in 2007

SURROUNDING LAND USE AND ZONING: North: Detached dwelling & vacant land / A agricultural

South: Detached dwelling / PR residential

East: Detached dwelling / PR residential

West: Detached dwelling / PR residential

NEIGHBORHOOD CONTEXT: The site is located in Oakhurst Subdivision which is being developed with both attached and detached dwellings. This particular lot adjoins a large agriculturally zoned tract.

**STAFF RECOMMENDATION:**

▶ **APPROVE the request to revise the peripheral boundary setback for this lot, from 35 feet to 25 feet as shown on the site plan subject to 2 conditions**

1. Meeting all other applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all other applicable requirements of the previously approved use on review.

With the conditions noted, this plan meets the requirements for approval in the PR zoning district and the general requirements for approval of a use on review.

**COMMENTS:**

The applicant is requesting that the peripheral boundary setback for this lot be reduced from 35' to 25'. The setback reduction is being requested to allow a the construction of a detached dwelling. The lot in question has an odd shape and topographic constraints that restrict its use. The adjoining lot has the same constraints and has been granted a similar reduction in the peripheral setback.

The Knox County Zoning Ordinance permits the Planning Commission to reduce the required peripheral setback when the property in question adjoins other residential or agriculturally zoned land. In this case the adjoining property is zoned A (Agricultural).

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

1. The proposed revised plan will have no additional impact on local services since water and sewer utilities are in place to serve this site.

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

1. The proposed revisions meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance with the recommended conditions.
2. The proposed subdivision 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 (See comments below). The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use will not draw additional traffic through residential areas since access is to an arterial street.

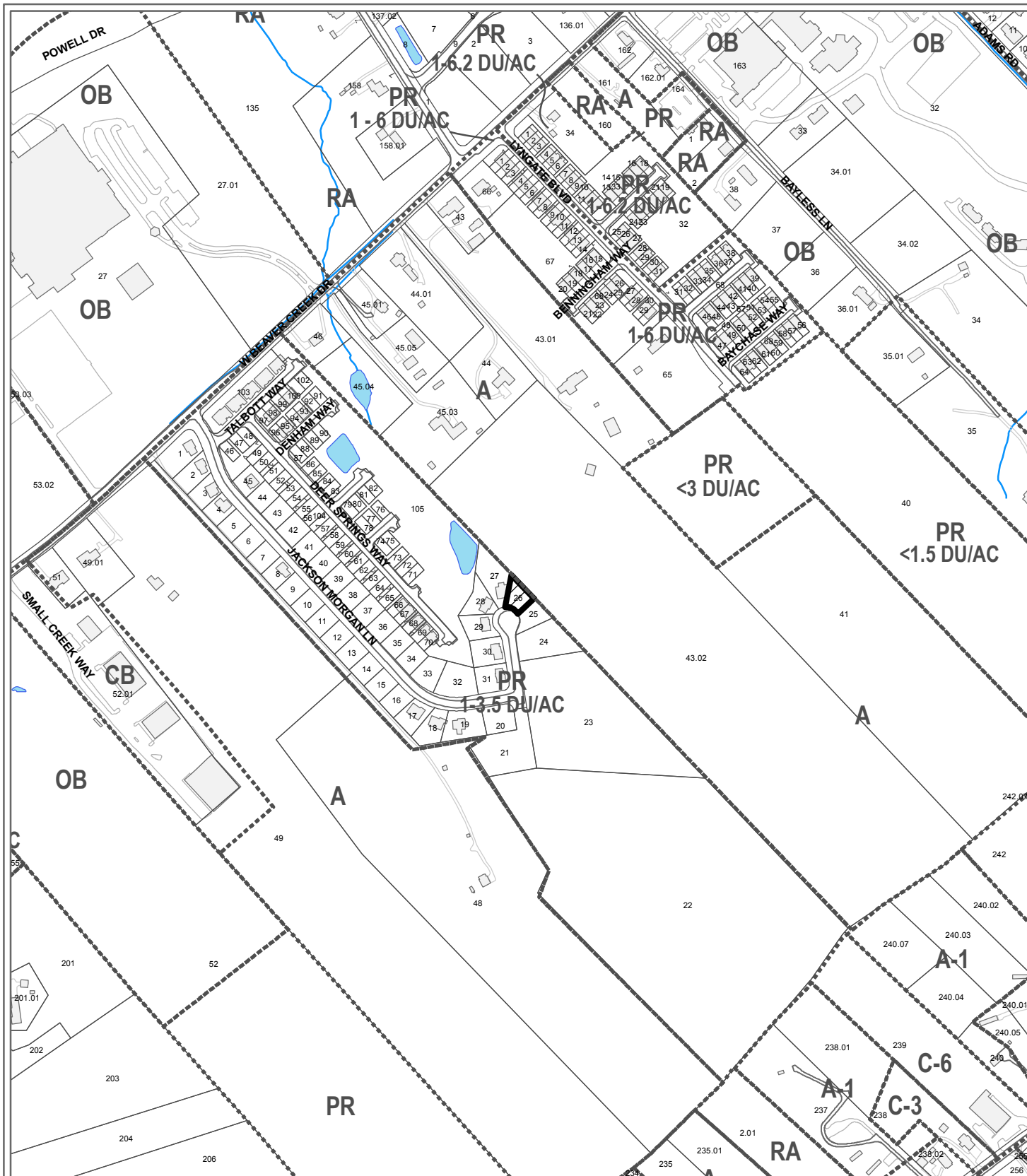
#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan designates this property for low density residential use. The subdivision was approved and is consistent with the Sector Plan and zoning designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

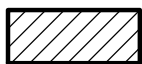
ESTIMATED TRAFFIC IMPACT: Not calculated.

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-B-13-UR  
USE ON REVIEW**



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

Original Print Date: 5/29/2013

Revised:

Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Jaccard Construction

Map No: 67

Jurisdiction: County



THIS PROPERTY IS NOT WITHIN  
A FLOOD HAZARD AREA

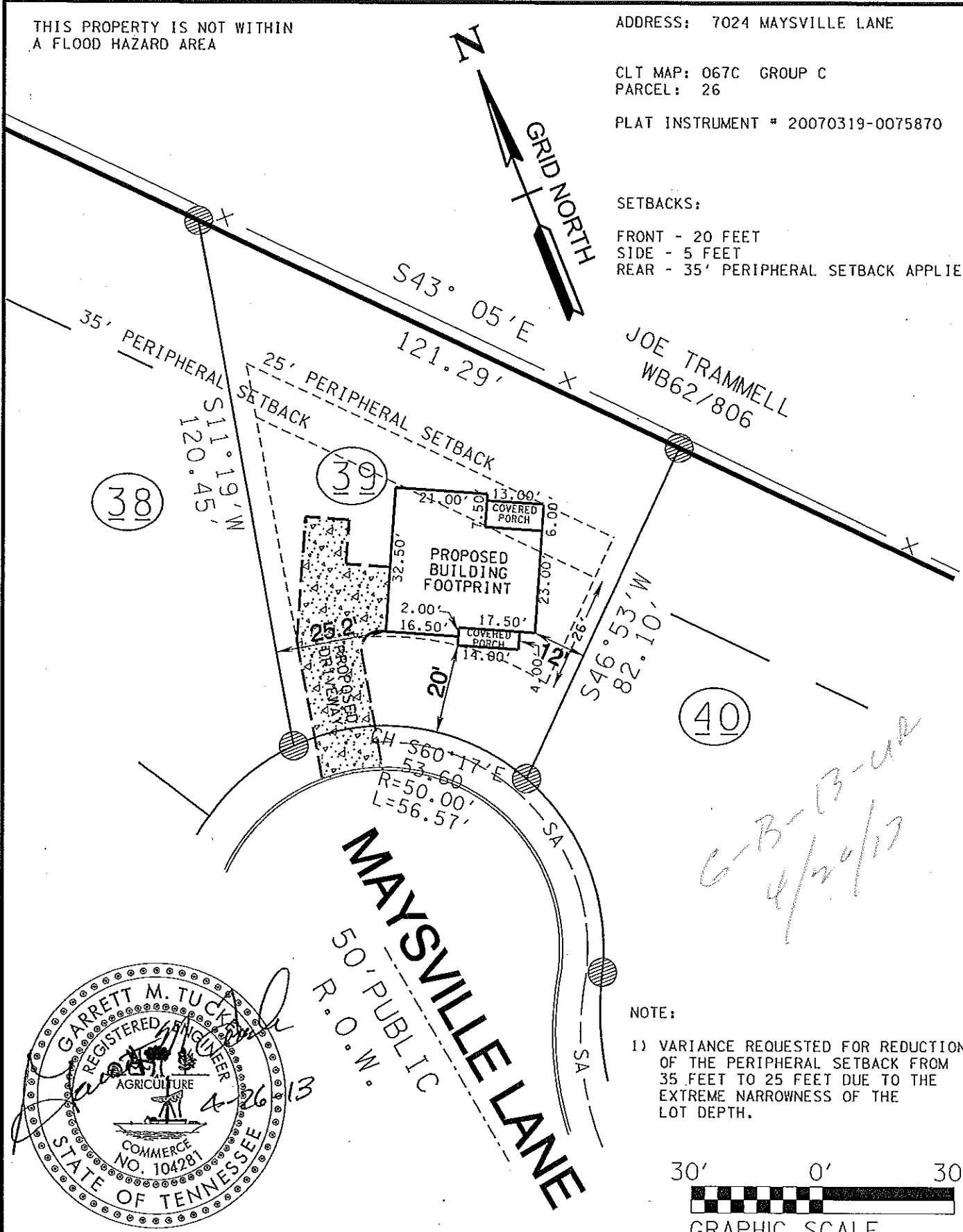
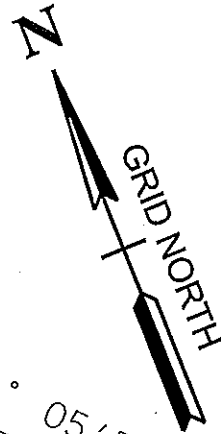
ADDRESS: 7024 MAYSVILLE LANE

CLT MAP: 067C GROUP C  
PARCEL: 26

PLAT INSTRUMENT # 20070319-0075870

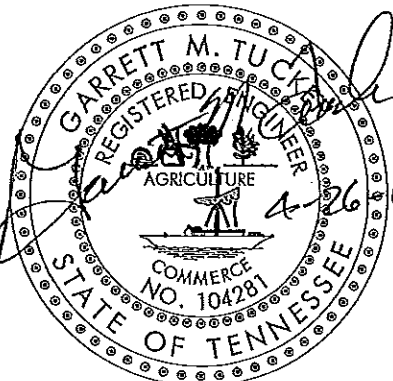
SETBACKS:

FRONT - 20 FEET  
SIDE - 5 FEET  
REAR - 35' PERIPHERAL SETBACK APPLIES



NOTE:

- 1) VARIANCE REQUESTED FOR REDUCTION OF THE PERIPHERAL SETBACK FROM 35 FEET TO 25 FEET DUE TO THE EXTREME NARROWNESS OF THE LOT DEPTH.



**ROBERT G. CAMPBELL & ASSOC., L.P.**

**PROPOSED HOUSE LAYOUT  
OAKHURST SUBDIVISION  
LOT 39**

**JACCARD CONSTRUCTION  
1218 GEYSER LANE  
KNOXVILLE, TN 37934  
CONTACT: JEFF JACCARD  
(865) 660-2042**

SCALE: 1"=30'  
DATE: 04/26/13

DIST. NO. EIGHT KNOX CO. TN  
PROJ. NO. 05048