

▶ **FILE #:** 5-A-13-UR

AGENDA ITEM #: 34

AGENDA DATE: 5/9/2013

▶ **APPLICANT:** JAN G. LOVELACE

OWNER(S): Jan G. Lovelace

TAX ID NUMBER: 130 J D 006

JURISDICTION: County Commission District 6

▶ **LOCATION:** Southwest side of Ridgeland Dr., southeast of Summit Station Ln.

▶ **APPX. SIZE OF TRACT:**

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Urban Growth Area

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

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Turkey Creek

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

▶ **EXISTING LAND USE:** Detached dwelling

▶ **PROPOSED USE:** Reduction of the peripheral boundary setback from 35' to 15' for a covered porch.

HISTORY OF ZONING: Property was rezoned to PR (Planned Residential) in April, 2006.

SURROUNDING LAND USE AND ZONING: North: Residences / PR (Planned Residential) & A (Agricultural)

South: Residence / A (Agricultural)

East: Residences / PR (Planned Residential)

West: Residences / PR (Planned Residential)

NEIGHBORHOOD CONTEXT: The site is within a developing subdivision that is surrounded by low density residential development.

STAFF RECOMMENDATION:

▶ **APPROVE the request to revise the peripheral boundary setback for this lot, from 35 feet to 20 feet, to allow the covered porch/sunroom 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 20'. The

setback reduction is being requested to allow a covered porch/sunroom at the rear of the residence. The lot in question has an odd shape that restricts its use more than the adjoining lots which have either a greater depth or are larger in size. The existing residence was built at the 35' 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 minimal impact on local services since water and sewer utilities are in place to serve this site.
2. The proposed detached residential subdivision at a density of 2.39 du/ac, is consistent in use and density with the approved rezoning of the property.

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

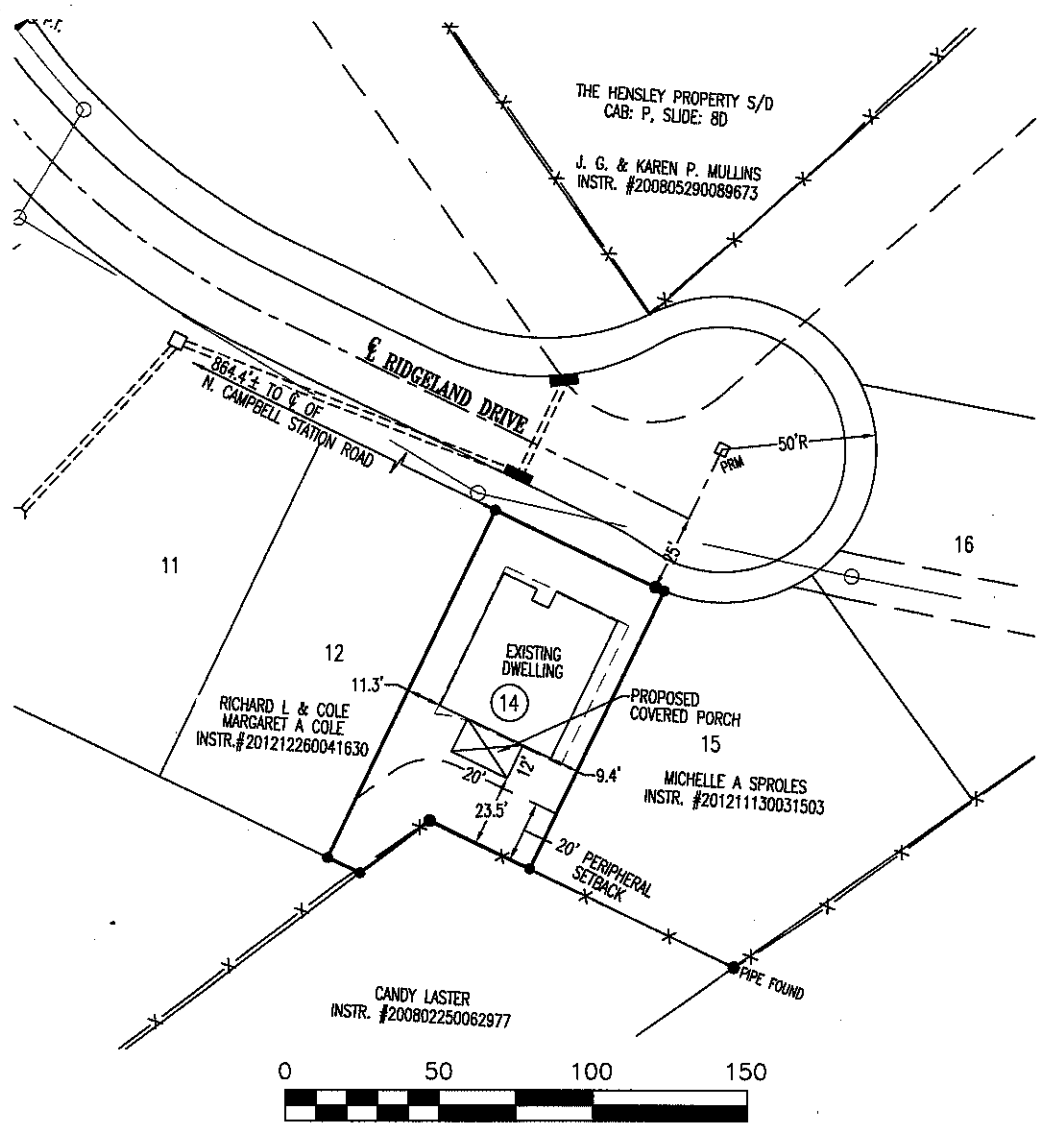
1. The Northwest County Sector Plan designates this property for low density residential use. The PR zoning allows consideration of a density up to 4 du/ac. The subdivision was approved at a density of 2.39 du/ac is consistent with the Sector Plan and zoning designation.
2. The site is located within the Urban 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.

PLAT NORTH
(CABINET P, SLIDE 80)



USE ON REVIEW REQUEST

ESTABLISH A 20' PERIPHERAL SETBACK ON LOT 14, PHASE 2, CAMPBELL STATION VILLAS, IN ORDER TO CONSTRUCT A COVERED PORCH.

5-A-13-VR



BATSON, HIMES, NORVELL & POE
 REGISTERED ENGINEERS & LAND SURVEYORS
 4334 PAPERMILL DRIVE
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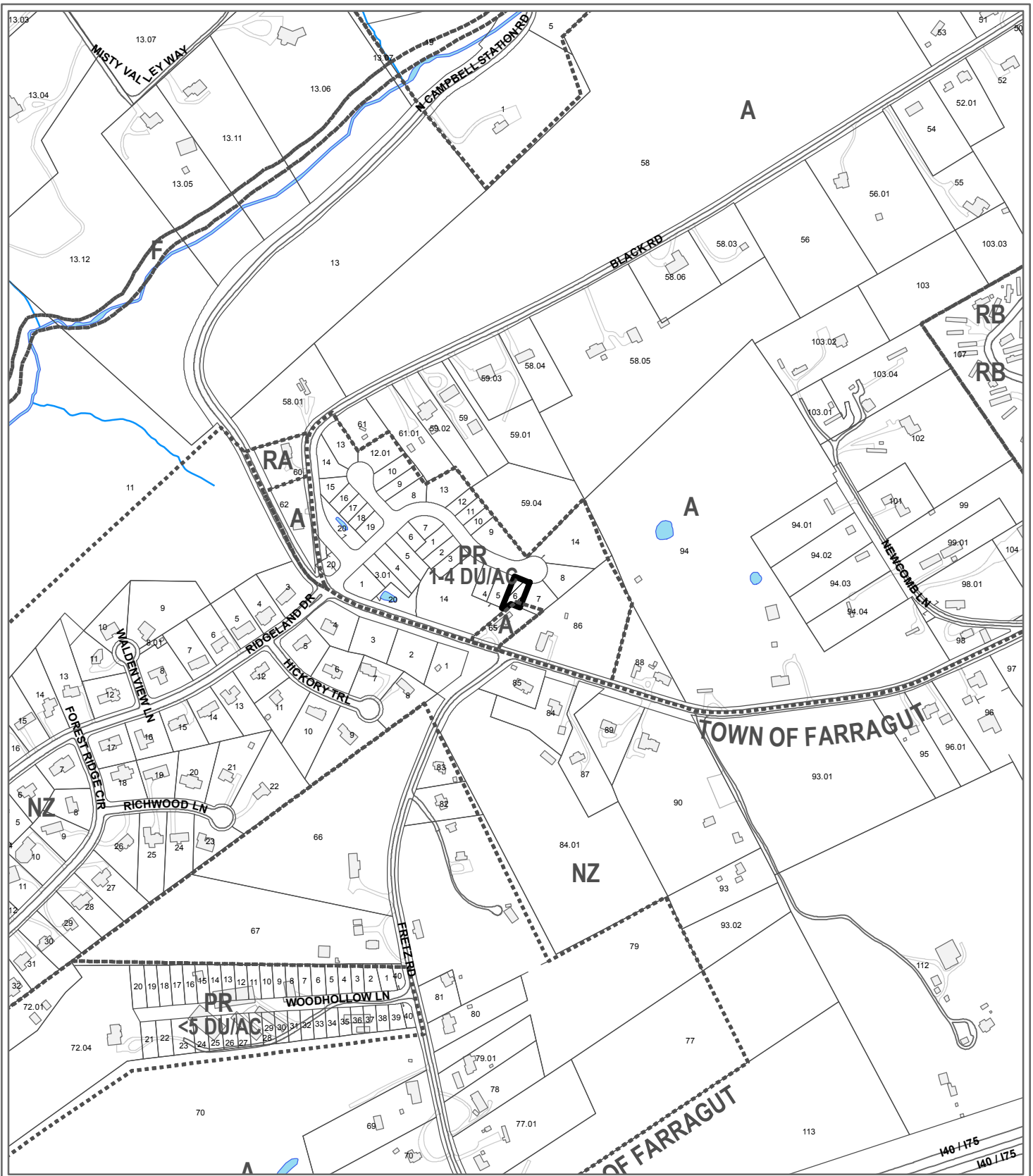
DEVELOPMENT PLAN FOR CAMPBELL STATION VILLAS PHASE 2, LOT 14

CLT MAP NO. 130 JD, PARCEL 6
 UNIT NO. 2, DISTRICT NO. 6, KNOX COUNTY

ADDRESS 11708 RIDGELAND DRIVE INSTR. # 200603290080805

SCALE 1"=50' DATE 3/12/13

ORDERED BY _____ Q:\24175\PHASE II\24175-2-14.DWG DWG NO. 24175-2-14



**5-A-13-UR
USE ON REVIEW**



Reduction of the peripheral boundary setback from 35' to 20' in PR (Planned Residential)

Original Print Date: 4/24/2013
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised: 5/1/2013

Petitioner: Lovelace, Jan G.

Map No: 130

Jurisdiction: County

