

▶ **FILE #:** 9-H-13-UR

**AGENDA ITEM #:** 48

**AGENDA DATE:** 9/12/2013

▶ **APPLICANT:** MCCAMY CONSTRUCTION

OWNER(S): Elmington Homes

TAX ID NUMBER: 104 H C 013 - 018 & 030 - 033

JURISDICTION: County Commission District 6

▶ **LOCATION:** East side of Wellington Chase Ln., west side of Arbor Gate Ln., east of Thompson Rd.

▶ **APPX. SIZE OF TRACT:** 1.4 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Wellington Chase Ln. and Arbor Gate Ln, local streets with a 26' pavement width within a 50' right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

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

▶ **EXISTING LAND USE:** Vacant lots

▶ **PROPOSED USE:** Reduce 35' peripheral setback to 25' on Lots 13 - 18 and 30 - 33.

HISTORY OF ZONING: Rezoning to PR (Planned Residential) approved by the Knox County Commission in 2004.

SURROUNDING LAND USE AND ZONING: North: Residences and vacant land / PR (Planned Residential) and CA (General Business)

South: Residences / PR (Planned Residential)

East: Residences / A (Agricultural)

West: Residences / A (Agricultural)

NEIGHBORHOOD CONTEXT: The site is located in an area south of Hardin Valley Rd. that has developed as low density residential development under PR and A zoning.

**STAFF RECOMMENDATION:**

▶ **APPROVE** the request to reduce the peripheral boundary setback from 35' to 25' as shown on the development plan for Lots 13 - 18 on Arbor Gate Ln. and Lots 30 - 33 on Wellington Chase Ln., subject to 1 condition.

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

With the condition noted, this plan meets the requirements for approval of a Use on Review.

**COMMENTS:**

The applicant is requesting that the Planning Commission approve the reduction in the required peripheral boundary setback from 35' to 25' for ten lots within this subdivision that is located on the east side of Thompson Rd., just south of Hardin Valley Rd. The reduction would be for Lots 13 - 18 on Arbor Gate Ln. and Lots 30 - 33 on Wellington Chase Ln.

The Knox County Zoning Ordinance allows the Planning Commission to reduce the peripheral setback down to 15' when the property adjoins a residential zoning district. The two sections of the peripheral boundary that are being considered for a reduction border an A (Agricultural) district which is one of the residential districts. The lots on Arbor Gate Ln. border a 5.92 acre tract that has a gas line easement along the rear property line. The lots along Wellington Chase Ln. border a 2.12 acre lot with a residence that is over 200' from the rear property line.

#### 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. Granting this request should have little impact on adjoining property since the existing residences on those lots are over 200' from the peripheral boundary line.

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

1. The proposed setback reduction is consistent with 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.

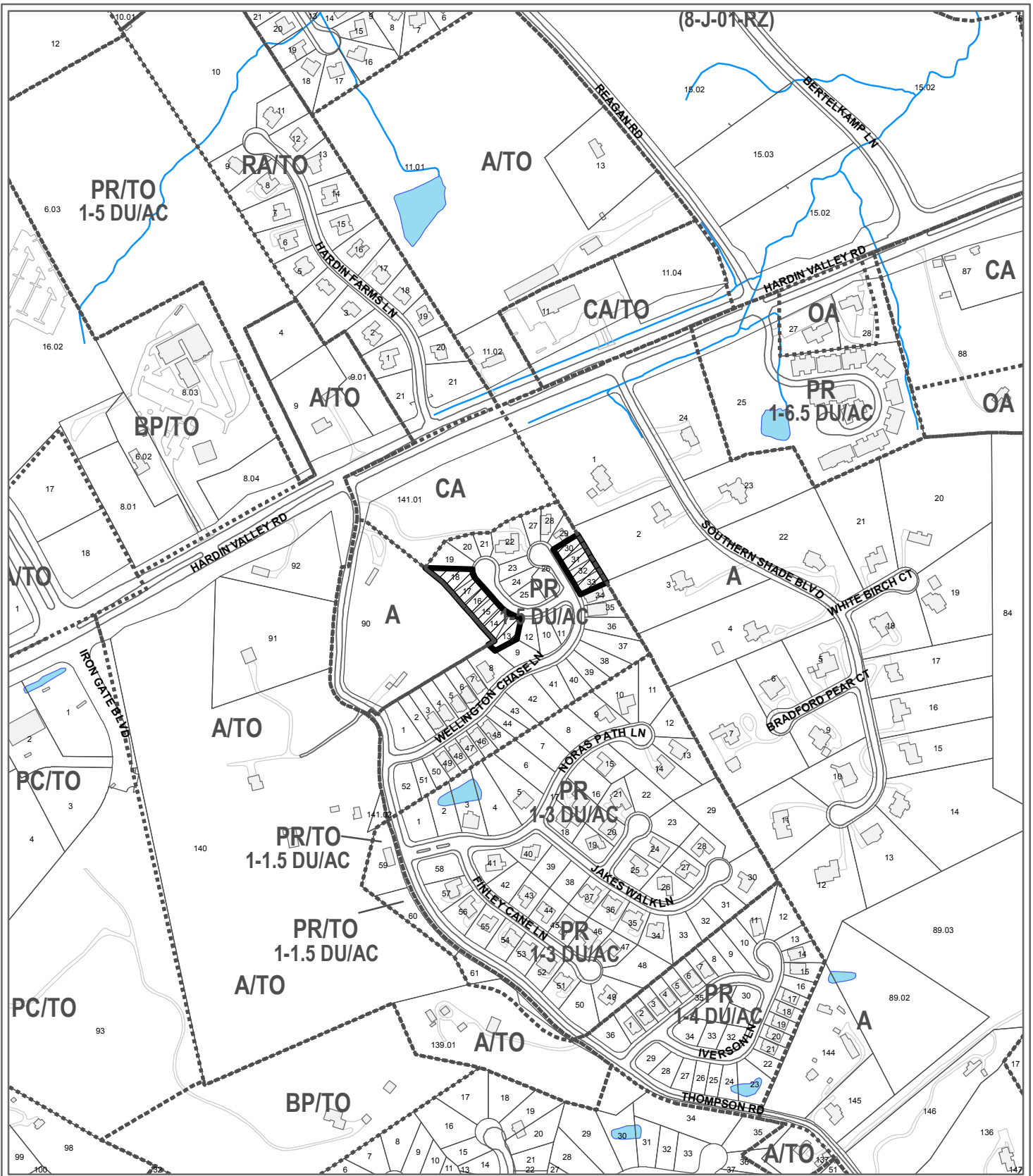
#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan identifies this property as low density residential. With the requested setback reduction, the subdivision remains consistent with the Sector Plan.
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.



**9-H-13-UR  
USE ON REVIEW**

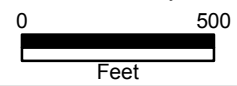


Reduce 35' peripheral setback to 25' on Lots 13 - 18 and 30 - 33. in PR (Planned Residential)

Petitioner: McCamy Construction

Map No: 104

Jurisdiction: County

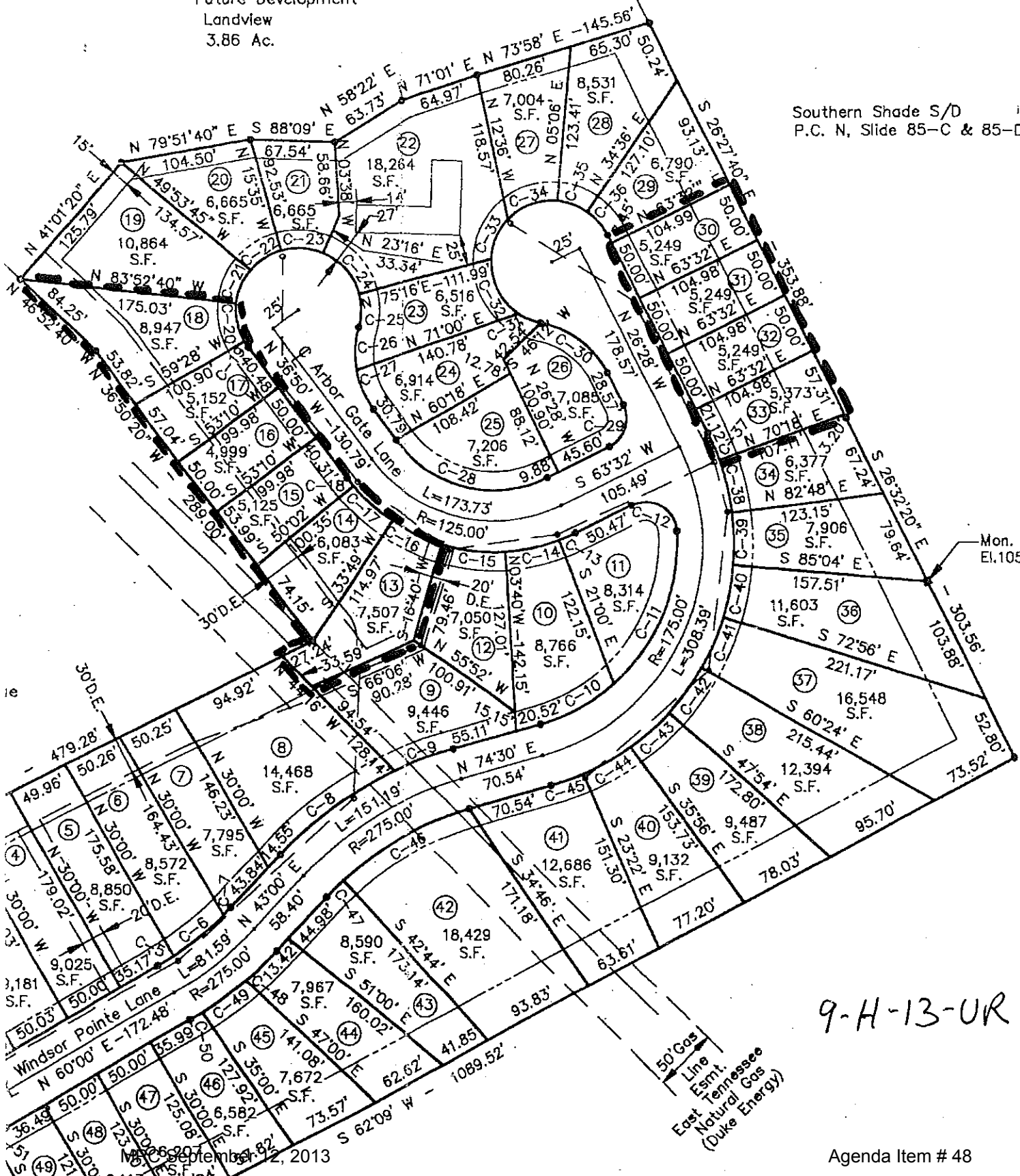


Original Print Date: 8/27/2013 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Inst # 2

Future Development  
Landview  
3.86 Ac.

Southern Shade S/D  
P.C. N, Slide 85-C & 85-D



Mon. El. 1053.2

9-H-13-UR

Noras Path S/D  
Plat Ref. 20050518 0092772

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