

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

▶ **FILE #:** 12-B-15-UR

**AGENDA ITEM #:** 45

**AGENDA DATE:** 12/10/2015

▶ **APPLICANT:** RICHARD MEADOR

OWNER(S): Richard Meadors

TAX ID NUMBER: 51 P E 043

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 6813 September Ln

▶ **LOCATION:** West side of September Ln., south of Rutledge Pk.

▶ **APPX. SIZE OF TRACT:** 0.2 acres

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Urban Growth Area

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

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Holston and French Broad

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

▶ **EXISTING LAND USE:** Detached dwelling

▶ **PROPOSED USE:** Reduction of peripheral boundary setback from 35' to 23'-9"

HISTORY OF ZONING: The property was zone PR at 1-4 du/ac in 1999 (6-L-99-RZ). Subsequently a subdivision plan for 51 lots was approved

SURROUNDING LAND USE AND ZONING: North: Detached dwelling / PR Residential

South: Detached dwelling / PR Residential

East: Detached dwelling / PR Residential

West: Vacant land / RB residential

NEIGHBORHOOD CONTEXT: Property in the area is PR and RB residential along with PC and CA commercial. Development in the area consists of detached dwellings in the residential zones. Mixed commercial uses in the CA zone and a gravel storage yard in the PC zone.

**STAFF RECOMMENDATION:**

▶ **APPROVE** the request to reduce the peripheral boundary setback from 35' to 23'-9" as shown on the site plan subject to 1 condition

1. Meeting all other applicable requirements of the Knox County Zoning ordinance

**COMMENTS:**

The applicant hopes to do an addition to the existing dwelling on the site in question. In order to construct the

addition as planned, the applicant is requesting that MPC approve a reduction in the required peripheral boundary building setback from 35 feet to 23 feet 9 inches in depth. MPC has the authority to reduce a peripheral boundary setback down to as little as 15 feet if the site adjoins other residentially zoned property. In this case the site adjoins some vacant property that is zoned RB (General Residential)). The required rear setback in the RB zone is twenty-five feet. If approved, the reduced setback will be very comparable with the required RB setback.

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

1. All utilities are provided to this site
2. The proposal will have no additional impact on schools or local streets.

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

2. The proposed reduction in the setback is consistent with the general standards for uses permitted on review: The request 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 area 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 since it is located along two minor arterial streets.

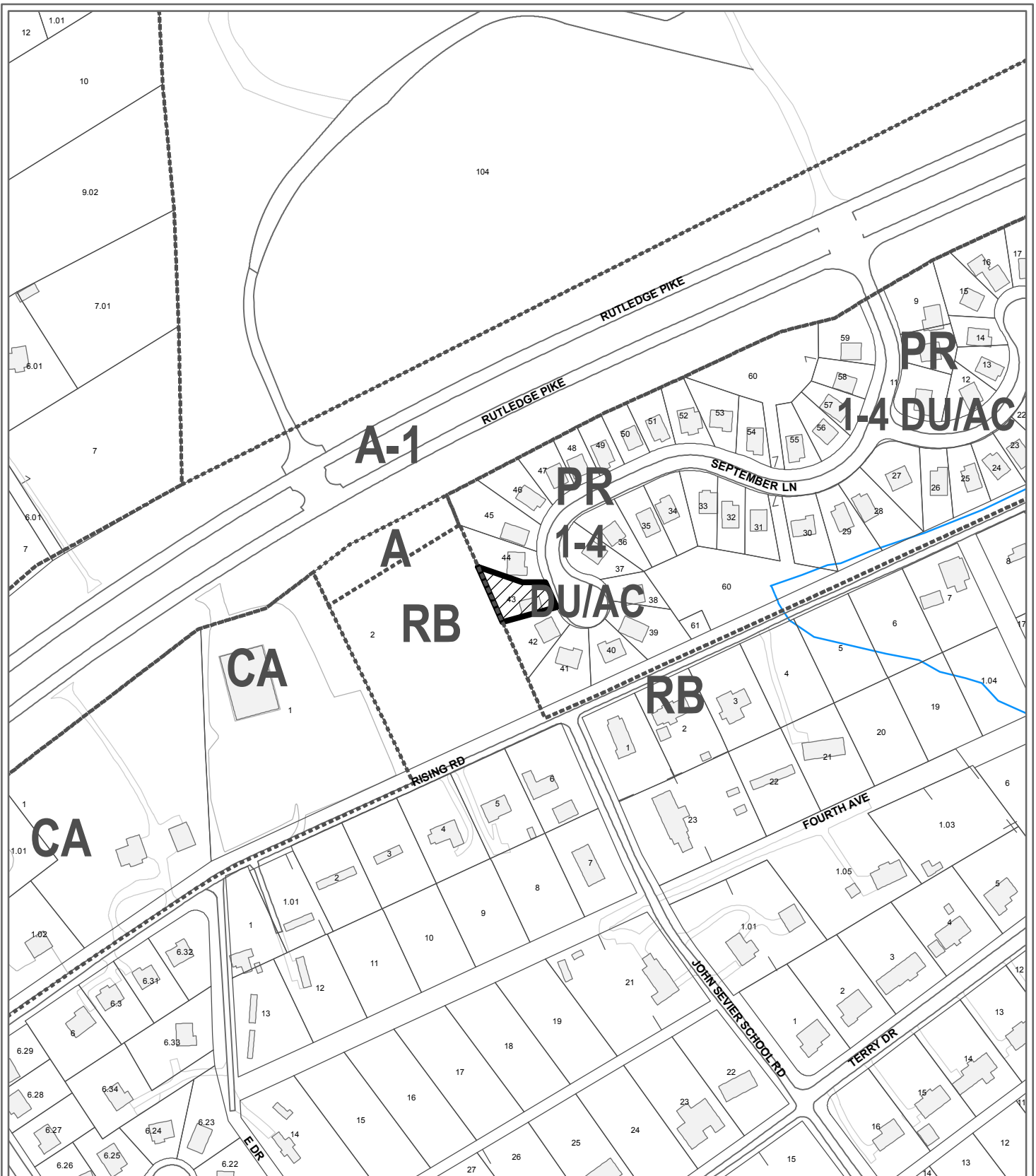
#### CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northeast County Sector Plan identifies the property for low density residential use. The proposed development is in compliance with that plan.
2. The site is identified as being within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

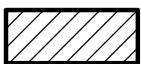
ESTIMATED TRAFFIC IMPACT: Not required.

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.



**12-B-15-UR  
USE ON REVIEW**



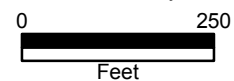
Reduction of peripheral boundary setback from 35' to 23'-9" in PR (Planned Residential)

Original Print Date: 11/20/2015      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Meador, Richard

Map No: 51

Jurisdiction: County



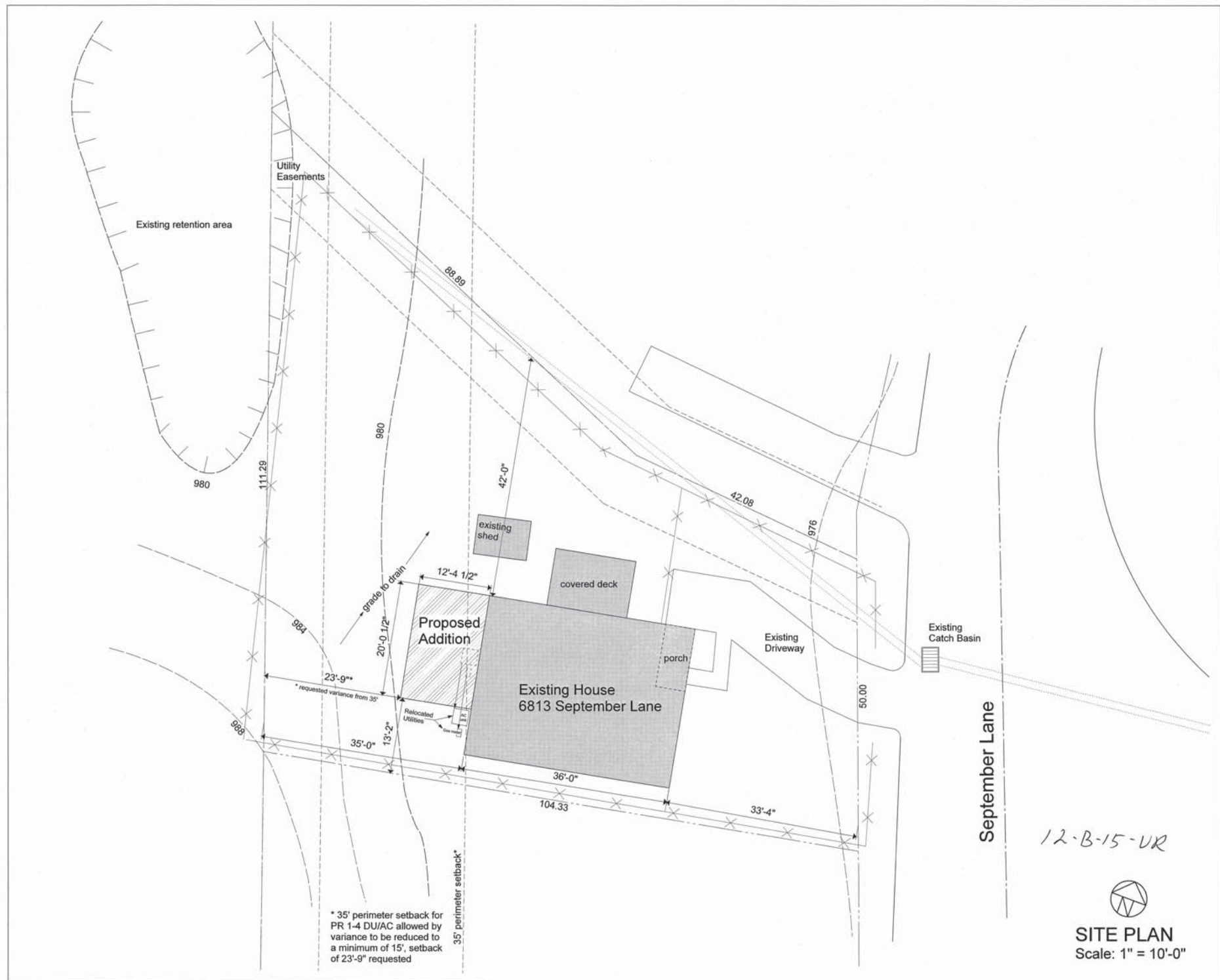


J. Perry Childress  
 1821 Maryville Pike  
 Knoxville, TN 37920  
 (865) 577-5726

**SERTOMA RESIDENCE ADDITION**  
 6813 September Lane, Knoxville, TN 37924

DATE:  
 8-24-15

SHEET  
 1  
 of 4



September Lane

12-B-15-UR

  
 SITE PLAN  
 Scale: 1" = 10'-0"