

▶ **FILE #:** 8-D-16-UR

AGENDA ITEM #: 33

AGENDA DATE: 8/11/2016

▶ **APPLICANT:** STEVE WOULLARD

OWNER(S): Steve Woullard

TAX ID NUMBER: 144 F C 026

[View map on KGIS](#)

JURISDICTION: County Commission District 5

STREET ADDRESS: 1224 Appaloosa Way

▶ **LOCATION:** Northeast side of Appaloosa Way, southeast of Belgian Way.

▶ **APPX. SIZE OF TRACT:** 10300 square feet

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Appaloosa Way, a private street with 26 feet of pavement within 40' of right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Ten Mile Creek

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Reduction of peripheral setback from 35' to 15'.

HISTORY OF ZONING: The property was rezoned to PR 1-4 du/ac from A in 2002.

SURROUNDING LAND USE AND ZONING: North: Vacant lot, detached houses / PR (planned residential)

South: Detached houses / PR (planned residential)

East: Detached houses / PR (planned residential)

West: Detached houses / PR (planned residential)

NEIGHBORHOOD CONTEXT: This property is within the Polo Club subdivision and to the east is The Raquet Club at Gettysvue subdivision. The Polo Club subdivision is along Westland Dr, immediately east of AL Lotts Elementary School.

STAFF RECOMMENDATION:

▶ **APPROVE the request to reduce the peripheral setback from 35' to 20' for the northeast property of Lot 26, Polo Club Subdivision, subject to 1 condition. (Applicant requested peripheral setback reduction from 35' to 15').**

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

With the condition noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of a use on review.

COMMENTS:

The applicant is proposing to reduce the peripheral setback in the Planned Residential (PR) zone from 35' to 15' on the southeastern and northwestern property line, however, staff is recommending the reduction be to 20' instead because of an existing 20' drainage easement along the rear property line. The subject property has less depth than the majority of the properties in the neighborhood that are subject to the peripheral setback. The properties to the rear (east) of the subject property are in an adjacent neighborhood. These houses are approximately 85' to 95' from the rear property line and have an elevation approximately 30' lower than the subject property.

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

1. There will be minimal impact on the existing vegetation along the rear property line because it is within the drainage easement that cannot be disturbed.
2. The houses to the rear of the subject property are located well off the rear property line and are approximately 30' lower in elevation.

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

1. The proposal meets all requirements of the PR zoning as well as the general criteria for approval of a use on review.
2. The existing pergola and proposed pool as shown on the site plan is consistent with the following general standards for uses permitted on review: The proposal 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. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

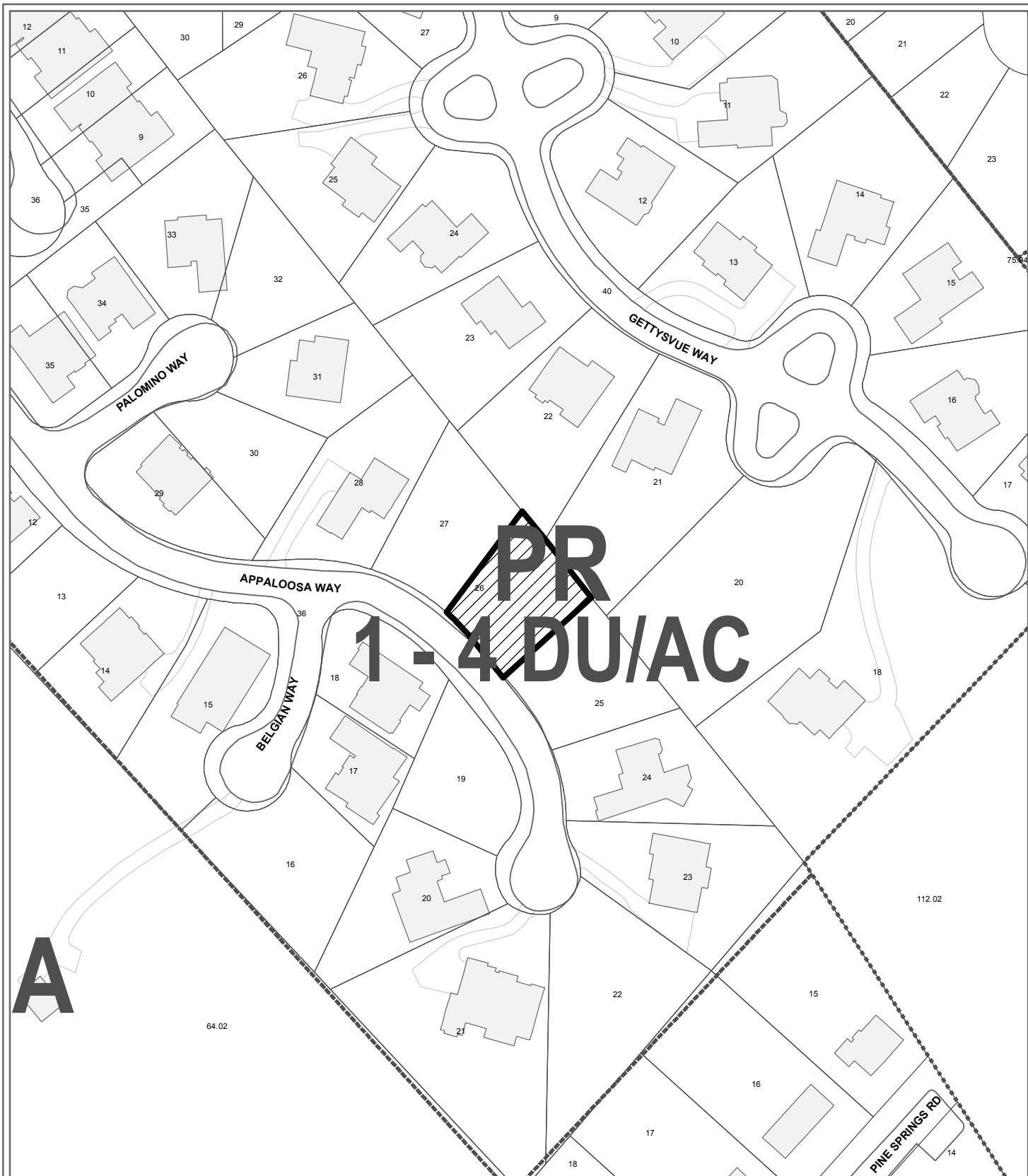
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Southwest County Sector Plan proposes low density residential use for this site.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

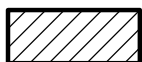
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knoxville Board of Zoning Appeals. The date of the Knoxville 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.



**8-D-16-UR
USE ON REVIEW**



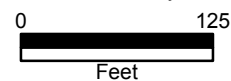
Reduction of peripheral setback from 35' to 15'. in PR (Planned Residential)

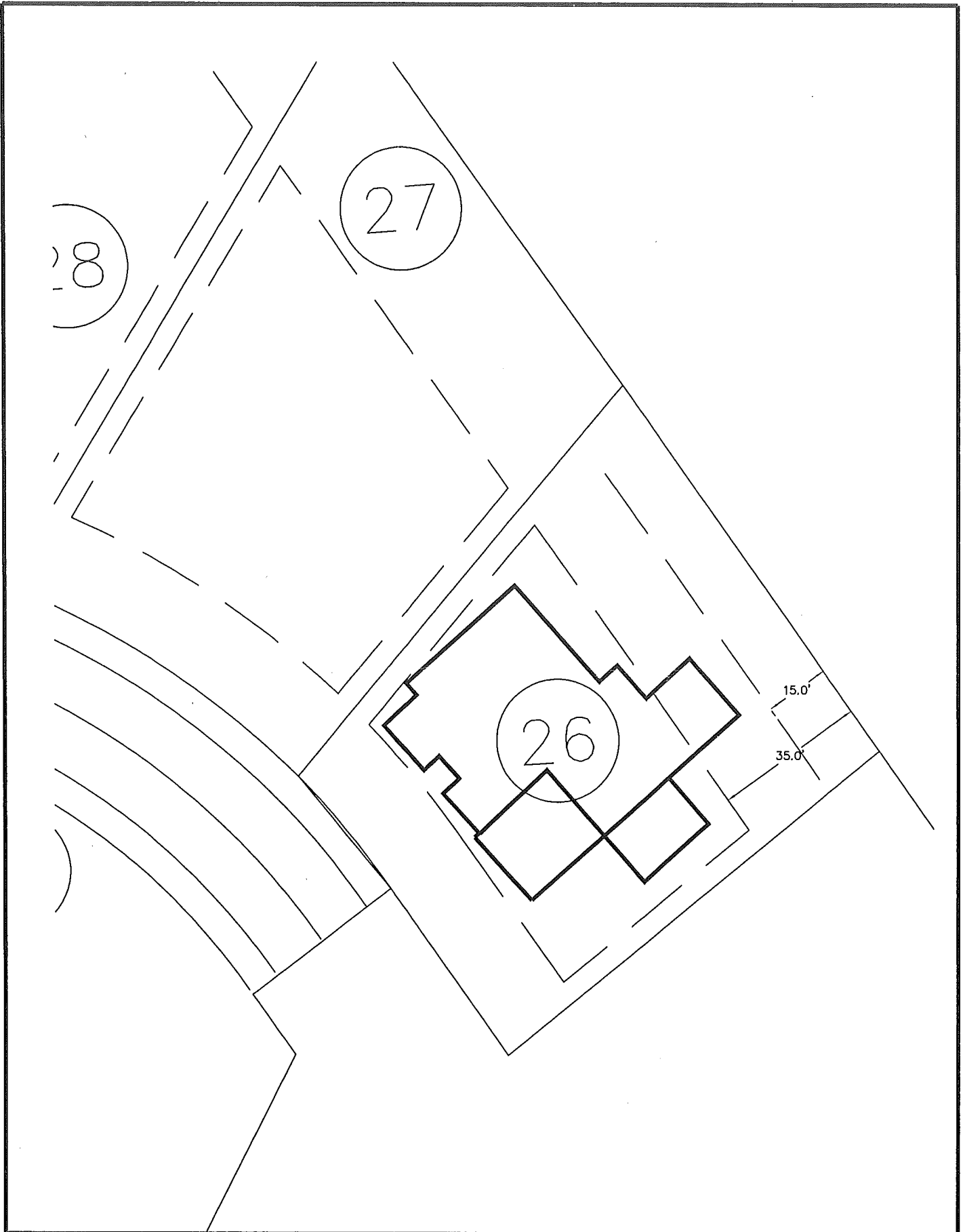
Original Print Date: 7/20/2016 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Woullard, Steve

Map No: 144

Jurisdiction: County

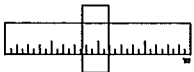




AEMC

Applied Engineering and
Management Corporation

2111 Woodson Drive, SW
Knoxville, Tennessee 37920



LOT 26 - POLO CLUB S/D

1224 APPALOOSA WAY
KNOX COUNTY
TENNESSEE