

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

▶ **FILE #:** 2-H-16-UR

AGENDA ITEM #: 45

AGENDA DATE: 2/11/2016

▶ **APPLICANT:** TONY NELSON NELSON CONSTRUCTION

OWNER(S): Kenneth and Rebecca McCombs

TAX ID NUMBER: 67 P H 023

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 4535 Annalee Way

▶ **LOCATION:** South end of Annalee Way. West of Marlee Park Blvd.

▶ **APPX. SIZE OF TRACT:** 0.4 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Annalee Way, a private street with 26' of pavement within a 40' wide 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 lot

▶ **PROPOSED USE:** Reduction of peripheral boundary setback from 35' to 25' on Lot 23.

HISTORY OF ZONING: The property was rezoned from A (Agricultural) to PR (Planned Residential) in 2006.

SURROUNDING LAND USE AND ZONING: North: Detached houses / PR (Planned Residential District)

South: Vacant land and Rural Residential / A (Agricultural District)

East: Detached houses / PR (Planned Residential District)

West: Rural Residential / A (Agricultural District)

NEIGHBORHOOD CONTEXT: Property in the area is zoned PR (Planned Residential), RA (Low Density Residential, and A (Agricultural). Development in the area consists of detached dwellings. The subject property is in the Marlee Park Subdivision.

STAFF RECOMMENDATION:

▶ **APPROVE** the request to reduce the peripheral setback from 35' to 25' for Lot 23, subject to 2 conditions.

- 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 2) Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.

With the conditions 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 25'. Because the subject property is irregularly shaped and angle the house is sited on the property, only the two rear corners of the house will 25' from the rear property line and approximately half of rear elevation will be more than 35' from the rear property line.

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

1. The vegetative screen along with rear property line will not be disturbed.
2. Because of the irregular lot and the angle the new house is proposed to be sited on the lot, only the corners of the lot will be 25' from the rear property line and approximately half of the rear elevation will be outside of the existing 35' peripheral setback.

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 proposed house 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.

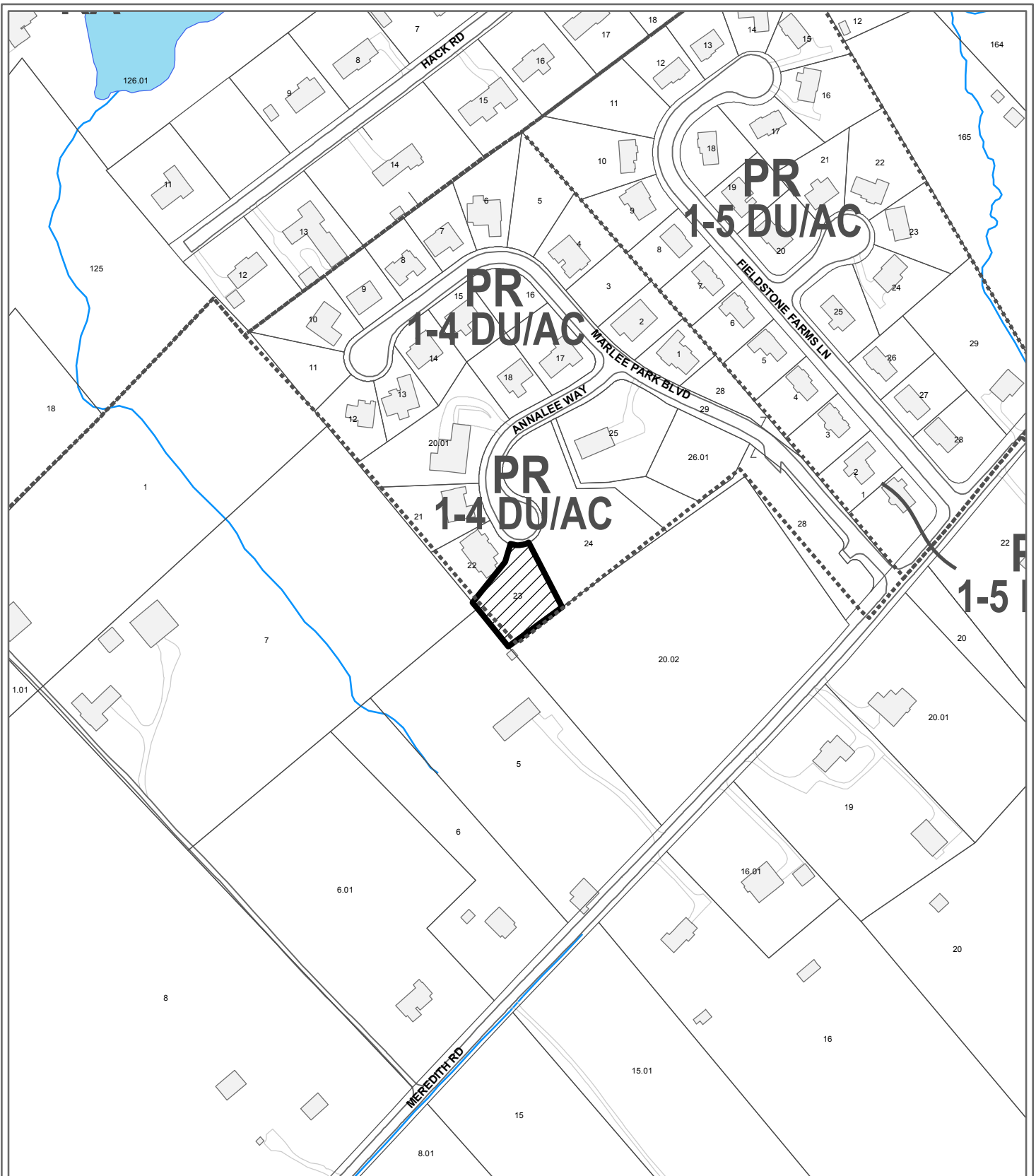
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest 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 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.



**2-H-16-UR
USE ON REVIEW**

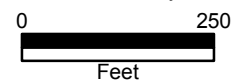


Reduction of peripheral boundary setback from 35' to 25' on Lot 23. in PR (Planned Residential)

Petitioner: Nelson, Tony, Nelson Construction

Map No: 67

Jurisdiction: County



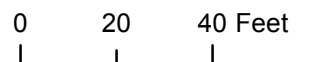
Original Print Date: 1/26/2016

Revised:

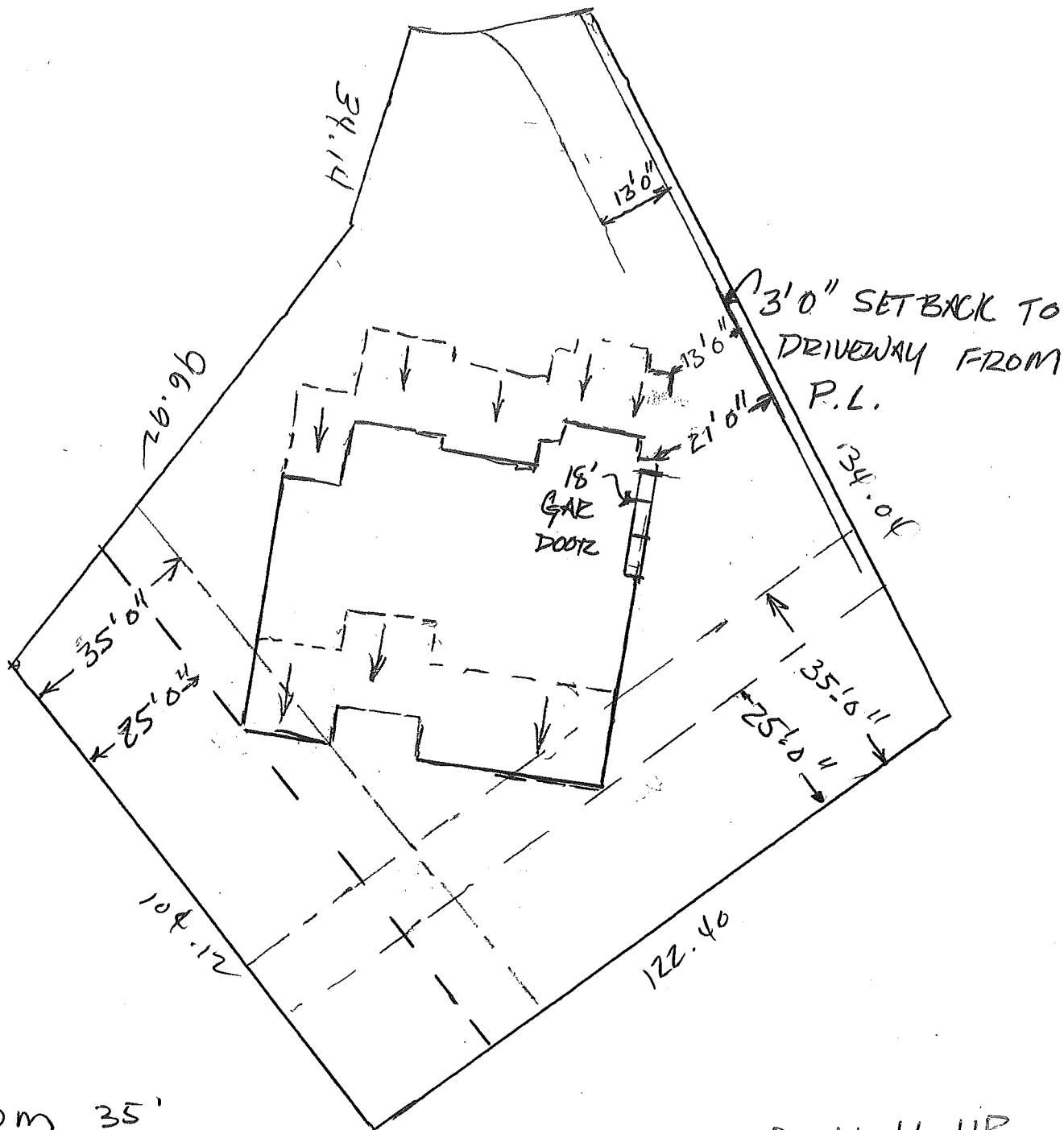
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



2-H-16-UR
4535 Annalee Way



4535 ANNATEE WAY
KNOXVILLE TN 37921



FROM 35'
TO 25' SETBACK

2-H-16-UR

