

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

▶ **FILE #:** 6-G-16-UR

AGENDA ITEM #: 38

AGENDA DATE: 6/9/2016

▶ **APPLICANT:** SOREY CONSTRUCTION, LLC

OWNER(S): Stan Sorey

TAX ID NUMBER: 154 06601 (UNIT 8)

[View map on KGIS](#)

JURISDICTION: County Council District 4

STREET ADDRESS: 1830 Stone Harbor Way

▶ **LOCATION:** Northeast side of Stone Harbor Wy., northeast of Hart Rd,

▶ **APPX. SIZE OF TRACT:** 6.373 sq. ft.

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Stone Harbor Wy., a private drive paved to a width of 26'.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Tennessee River

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

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Reduction of required peripheral boundary setback from 35' to 25'
 NA

HISTORY OF ZONING: PR (Planned Residential) zoning at 1-3.5 du/ac was approved on 8/28/2000 (4-X-00-RZ). Use on review for 26 detached residential condominiums was approved by MPC on 6/14/2001 (6-P-01-UR)

SURROUNDING LAND USE AND ZONING: North: Detached dwellings / PR residential

South: Detached dwellings / PR residential

East: Detached dwellings / RA residential

West: Detached dwellings / PR residential

NEIGHBORHOOD CONTEXT: The site is located at the intersection of S. Northshore Dr. and Hart Rd. The surrounding area is developed primarily with single family dwellings. A convenience store adjoins the site along its western boundary. Carl Cowan Park is located to the south of the property.

STAFF RECOMMENDATION:

▶ **APPROVE** the request to reduce the 35' peripheral boundary setback to 25' for only the area directly behind the dwelling to be constructed at 1830 Harbor View Wy., as shown on the attached plan subject to 2 conditions

1. Meeting all other requirements of the approved development plan for the Hart Cove Landing development (6-P-01-UR)

2. Meeting all other applicable requirements of the Knox County Zoning Ordinance.

COMMENTS:

The applicant is proposing to reduce the peripheral boundary setback behind the proposed dwelling that will be built at 1830 Stone Harbor Wy. This request is being made in order to permit the construction of an enclosed porch on the back of the unit while maintaining the required front setback. This site sits well below the residential development that adjoins this property along the eastern boundary.

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

1. All public utilities are available to serve the site.
2. With the retaining wall and the existing landscaping, this project will have minimal impact on any of the surrounding properties. The use with the reduced setback will be compatible with the scale and intensity of the surrounding development and zoning pattern.

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

1. With the recommended conditions, the proposal meets all relevant requirements of the PR (Planned Residential) zoning district as well as the general criteria for approval of a use on review.
2. The proposed reduction in the peripheral boundary setback with the recommended conditions 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.

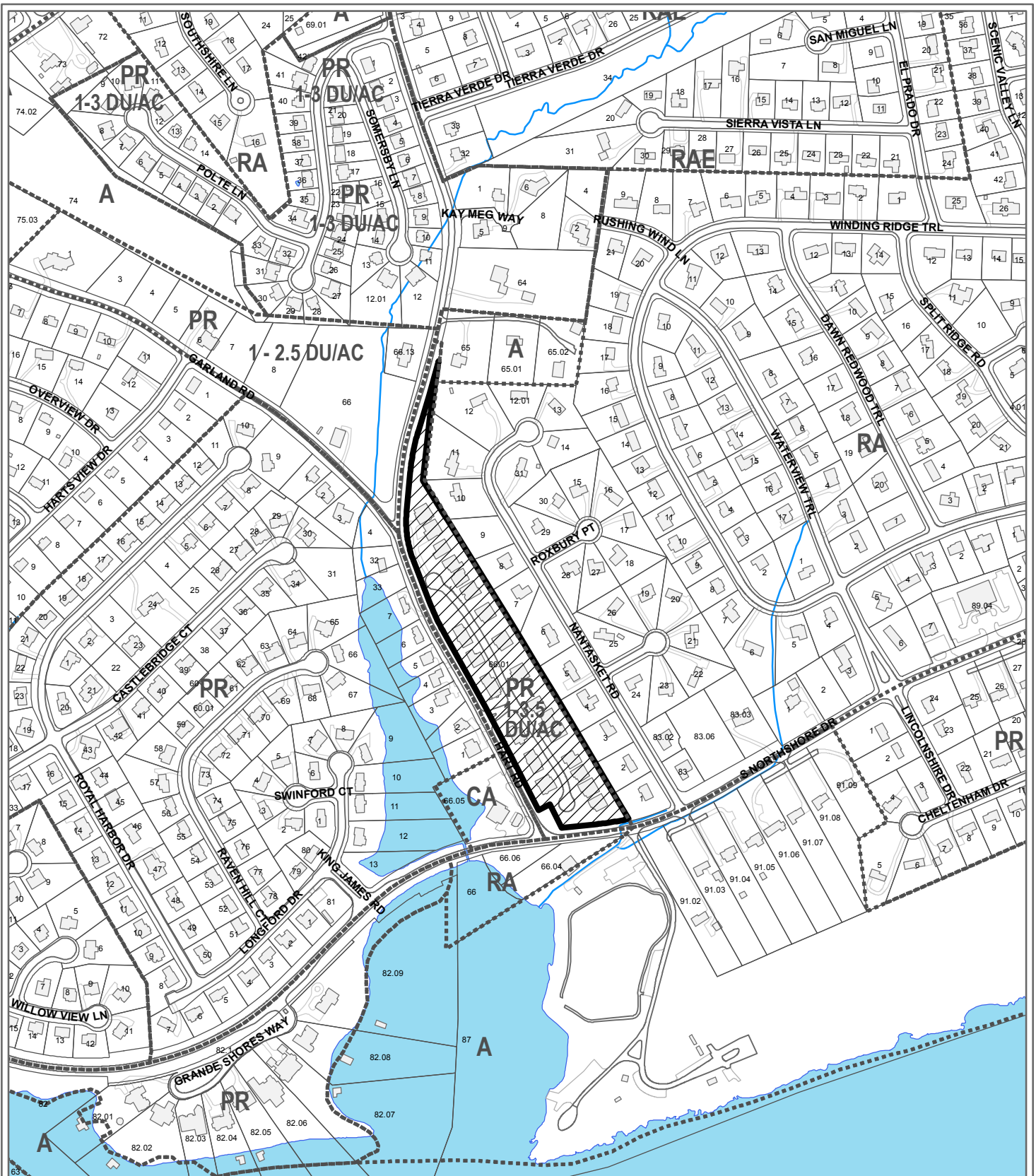
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Southwest County Sector Plan proposes LDR (Low Density Residential) 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.



**6-G-16-UR
USE ON REVIEW**

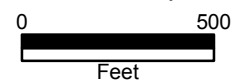


Reduction of required peripheral boundary setback from 35' to 25' in PR (Planned Residential)

Original Print Date: 5/16/2016 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

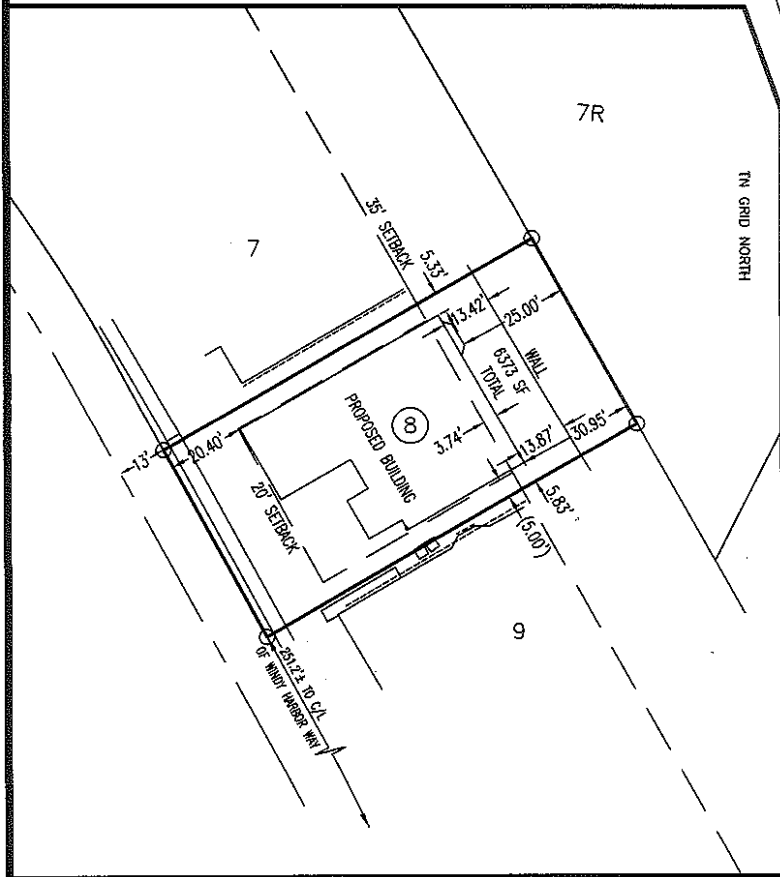
Petitioner: Sorey Construction, LLC

Map No: 154
Jurisdiction: County

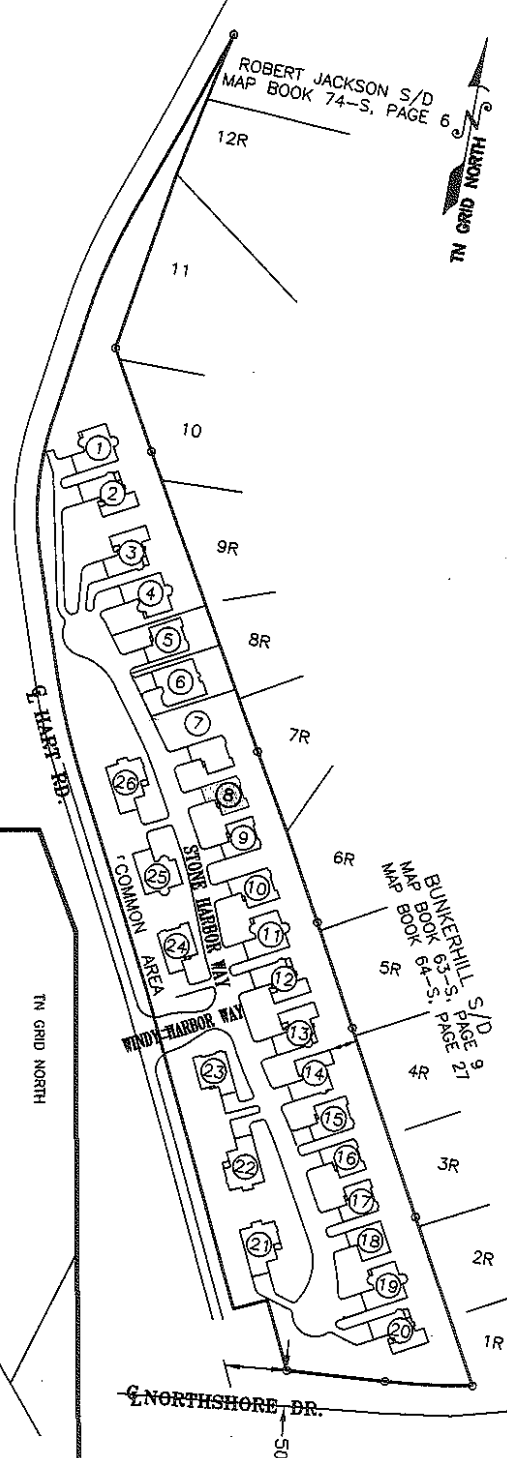


6-F-16-UR
4.25.16

USE ON REVIEW REQUEST:
REDUCE 35' PERIHERAL SETBACK TO 25'



SCALE: 1"=40'



SCALE: 1"=200'

BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE (865) 588-6472
FAX (865) 588-6473

SITE PLAN FOR
UNIT 8, HART COVE LANDING

CLT MAP NO. 154, PARCEL 66.01
WARD NO. _____, CITY OF KNOXVILLE, DISTRICT NO. 6, KNOX COUNTY
UNIT NO. 8, BLOCK NO. _____, HART COVE LANDING
ADDRESS 1830 STONE HARBOR WAY; KNOXVILLE, TN 37922 INSTR. # 200202220069475
SCALE AS SHOWN DATE 3/31/16
ORDERED BY _____ DWG NO. 23682-8-SP
Q:\23682\23682-8-SP.DWG