

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

▶ **FILE #:** 6-E-17-UR **AGENDA ITEM #:** 66
 POSTPONEMENT(S): 6/8/2017 **AGENDA DATE:** 7/13/2017
 ▶ **APPLICANT:** **MARYANA HAVRYLOVYCH**
 OWNER(S): Maryana Havrylovych

TAX ID NUMBER: 38 128 [View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 4721 E Emory Rd

▶ **LOCATION:** **Northwest side of E. Emory Rd., west of Homestead Dr.**

▶ **APPX. SIZE OF TRACT:** **1.01 acres**

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via E. Emory Rd., a two-lane major arterial street with a 20' pavement width within a 50' right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

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

▶ **EXISTING LAND USE:** **Vacant land**

▶ **PROPOSED USE:** **Detached residence with a peripheral setback reduction**

0.99 du/ac

HISTORY OF ZONING: Rezoning to PR at up to 5 du/ac was approved by Knox County Commission on November 21, 2005.

SURROUNDING LAND USE AND ZONING: North: Vacant land and Beaver Creek - A (Agricultural) and F (Floodway)

South: Residences - RA (Low Density Residential)

East: Residences - A (Agricultural)

West: Residences - A (Agricultural)

NEIGHBORHOOD CONTEXT: This site is part of a residential area that has developed along this section of E. Emory Rd., within A, RA, RB and PR zones.

STAFF RECOMMENDATION:

▶ **APPROVE the request for one detached dwelling unit and a reduction of the peripheral setback for the two side yards from 35' to 15' for this one acre lot, subject to 2 conditions.**

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

2) Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.

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 requesting approval of a single detached dwelling unit on this 1.01 acre lot. The property was rezoned to PR (Planned Residential) at a density of up to 5 du/ac by Knox County Commission on November 21, 2005. The PR zoning requires Planning Commission approval for any development of the lot. With a lot width of approximately 98 feet at the street frontage and a peripheral setback of 35' along all lot lines, the applicant would be restricted to a building width of only 28'. The proposed residence has a width of 57'. The applicant is requesting approval of a peripheral setback reduction along the two side lot lines from 35' to 15'. This will allow for a side yard setback of 15' on one side allowing for a side loading garage on the other. The side yard setback for the adjoining lots that are zoned A (Agricultural) is 10'.

That applicant had revised their application last month in order to request approval of a multi-dwelling development with a total of 5 dwelling units at a density of 4.95 du/ac (included a duplex and a triplex). Following a meeting with staff concerning design problems with the proposed multi-dwelling development, the request was changed back to a single dwelling unit.

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

- 1. The proposed detached residence will have minimal impact on local services since utilities are available to serve this site.
- 2. The proposed detached residence is compatible with development in the area that has occurred under the A and RA zoning districts at similar densities.
- 3. The proposed side yard setback reduction is compatible with the setbacks of adjoining property.

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

- 1. The proposed residence meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
- 2. The proposed development 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The North County Sector Plan designates this property for low density residential uses with a maximum density of 5 du/ac. The PR zoning approved for the site allows a density up to 5 du/ac. At a proposed density of 0.99 du/ac, the proposed development is consistent with the Sector Plan and zoning designation.
- 2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 15 (average daily vehicle trips)

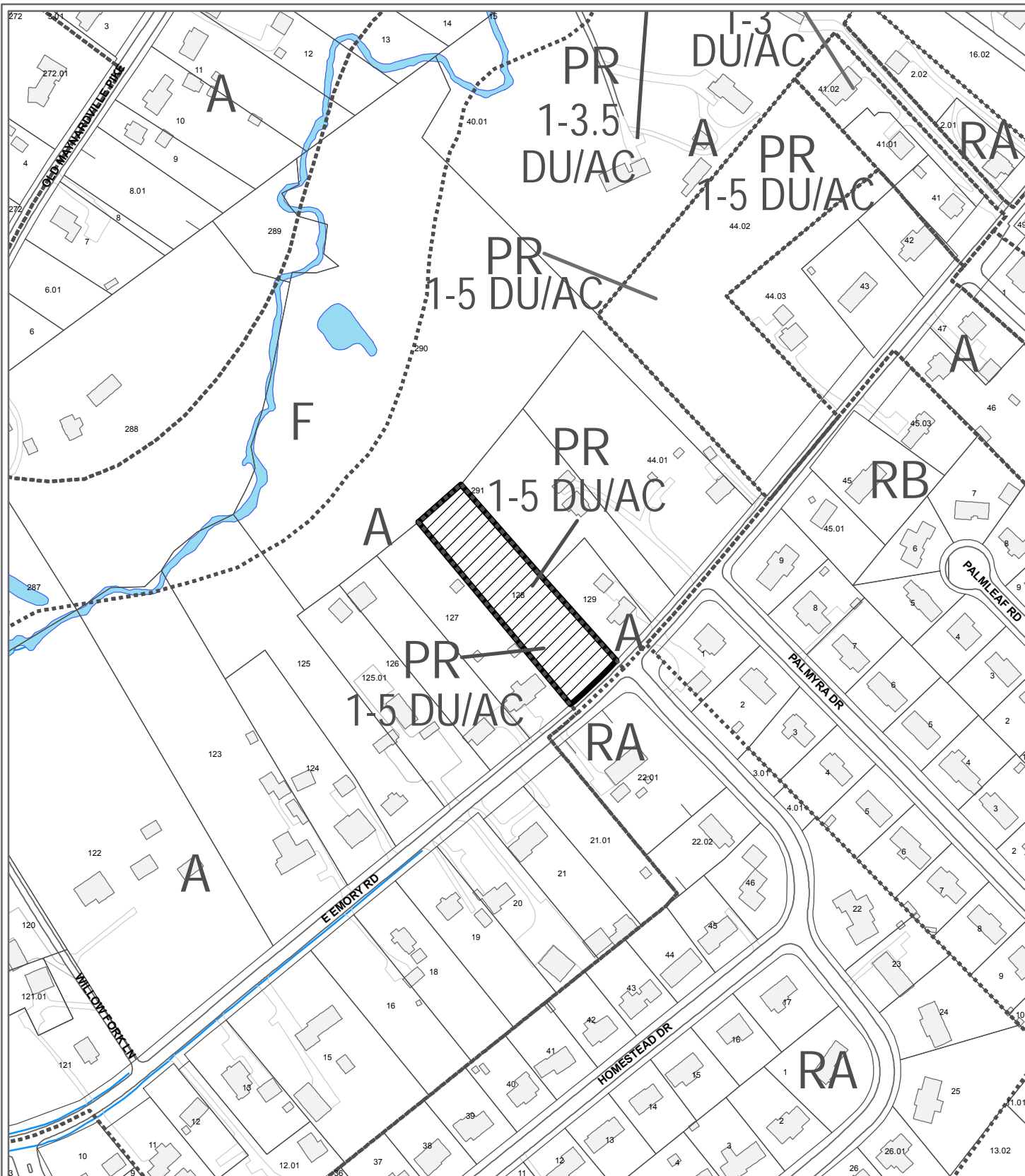
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 0 (public school children, ages 5-18 years)

Schools affected by this proposal: Adrian Burnett Elementary, Halls Middle, and Halls High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

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-E-17-UR
USE ON REVIEW**



Detached Residence in PR (Planned Residential)

Original Print Date: 5/17/2017
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Havrylovych, Maryana

Map No: 38

Jurisdiction: County



6-E-17-UR

F

44.01

A

291

4801

PR

4725

15'

128

129

RB

127

4721

7437

126

125.01

4717

RA

Homestead Dr

4713

4720

4712

4716

22.01

4709

4712

7441

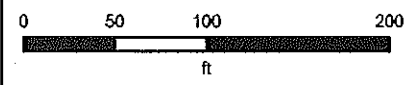
E Emory Rd

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Knoxville - Knox County - KUB Geographic Information System



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MODIFIED BY  HOMEDESIGN SERVICES P.O. Box 201640, Woodbury, MN 55125 Ph (888) 266-3439 Fx (507) 832-0300	NAME DROZHCHIN PROJECT NUMBER 2015-201
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Important:

Contractor/Builders shall verify all conditions and dimensions before beginning construction. Any discrepancies shall be reported to LifeStyle Home Design for justification and/or corrections before proceeding with work. Contractor/Builders shall assume responsibility for all errors that are not reported. (888) 266-3439



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

CHIMNEYS SHALL BE PER CODE AND MANUFACTURER'S INSTRUCTIONS. CHIMNEY SHALL BE CONSTRUCTED OF AIR BRICKS OR PERMANENT MATERIALS EXTENDING AT LEAST 12" ABOVE THE FINISH GRADE OF THE ROOF AND 12" TO THE ELEVATION OF THE ROOF AT THE POINT OF PENETRATION INTO THE ROOF.

ROOFING SHALL BE SPACED BY MAX. HORIZONTAL AND VERTICAL 24" SQ. FT. OF AREA. MAX. WATER-RESISTANT SHEET (NON-REINFORCED) REQUIRED UNDER ALL EXTERIOR WALL FINISHES. 7" MIN. RADIUS AND FINISHED WITH REINFORCED AIR REQUIRED FOR MASONRY OR STONE VENEER. CONCRETE REINFORCING REQUIRED FOR ALL VENEER STEEL LITTLE MUST BE USED PER CODE.

ROOFING SHALL BE PER CODE AND MANUFACTURER'S INSTRUCTIONS. CHIMNEY SHALL BE CONSTRUCTED OF AIR BRICKS OR PERMANENT MATERIALS EXTENDING AT LEAST 12" ABOVE THE FINISH GRADE OF THE ROOF AND 12" TO THE ELEVATION OF THE ROOF AT THE POINT OF PENETRATION INTO THE ROOF.

THIS PLAN AND PRACTICE UNDER CONTRACT ARE APPROVED BY THE ARCHITECT ON THE DATE OF HIS SIGNATURE. THE ARCHITECT'S LIABILITY IS LIMITED TO THE CONTRACT DOCUMENTS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CONTRACTOR OR OTHER SOURCES. THE ARCHITECT'S LIABILITY IS LIMITED TO THE CONTRACT DOCUMENTS.

RONALD K. DICK
DESIGNER

DATE:	02-08-1993
DRAWN BY:	RKD
CHECKED BY:	RKD
STOCK PLAN #	1950-5
REVISED BY:	
DATE REVISED:	
CUSTOMER NAME:	
SHEET	1 OF 7

6-E-17-UR

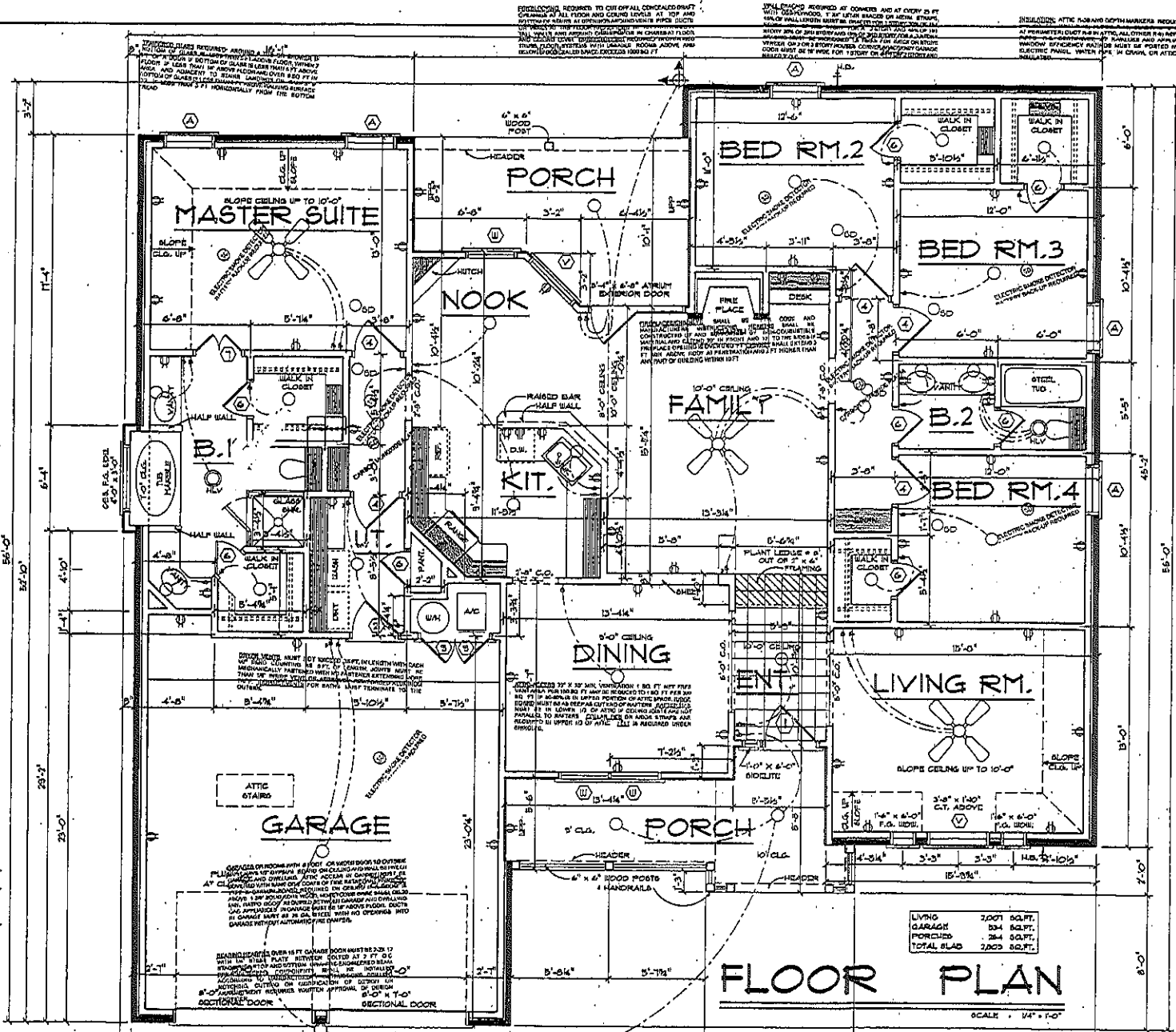
PLAN NUMBER
1950-5R

REVERSED 03/28/93

REVISED 0525 177

Important:
Contractors/Builders shall verify all conditions and dimensions before beginning construction. Any discrepancies shall be reported to Lifestyle Home Design for justification and/or correction before proceeding with work. Contractors/Builders shall assume responsibility for all errors that are not reported. (818) 266-3189

HOSTED BY
Lifestyle
HOMEDESIGN SERVICES
P.O. BOX 243443, WASH DC, 20024
PH (818) 266-3443 FR (818) 633-5200
NAME: PROZPER
PROJECT NUMBER: 2015-201



LIVING	2,001	SQ.FT.
GARAGE	534	SQ.FT.
PORCHES	284	SQ.FT.
TOTAL FLOOR	2,820	SQ.FT.

FLOOR PLAN

SCALE: 1/4" = 1'-0"

REVISIONS REQUIRED TO CUT OFF ALL CONCEALED DRAINAGE AT ALL FLOOR AND CEILING LEVELS AT TOP AND BOTTOM OF ABOVE AS SHOWN ON THESE PLANS (SUITS) WITH THE FOLLOWING: 1. ALL CONCEALED DRAINAGE SHALL BE INSTALLED IN CONCRETE FLOOR. 2. ALL CONCEALED DRAINAGE SHALL BE INSTALLED IN CONCRETE FLOOR. 3. ALL CONCEALED DRAINAGE SHALL BE INSTALLED IN CONCRETE FLOOR. 4. ALL CONCEALED DRAINAGE SHALL BE INSTALLED IN CONCRETE FLOOR.

REVISIONS REQUIRED AT CORNERS AND AT EVERY 20 FT WITH 1/2" RADIUS. 1. ALL CORNERS AND EVERY 20 FT WITH 1/2" RADIUS. 2. ALL CORNERS AND EVERY 20 FT WITH 1/2" RADIUS. 3. ALL CORNERS AND EVERY 20 FT WITH 1/2" RADIUS. 4. ALL CORNERS AND EVERY 20 FT WITH 1/2" RADIUS.

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RONALD K. DICK

DESIGNER

DATE:	02-08-1993
DRAWN BY:	RKD
CHECKED BY:	RKD
STOCK PLAN #:	1950-5
REVISED BY:	
DATE REVISED:	
CUSTOMER NAME:	
SHEET	3 OF 7

PLAN NUMBER 1950-5R

6-E-17-UR

RECEIVED 5/19/2017 MR

KNOXVILLE-KNOX COUNTY

M P C

METROPOLITAN PLANNING COMMISSION TENNESSEE

Suite 403 • City County Building 400 Main Street Knoxville, Tennessee 37902 865 • 215 • 2500 FAX • 215 • 2068 www.knoxmpc.org

Use on Review Development Plan

Name of Applicant: MARYANNA HAURYLOVYCH

Date Filed: 4/24/17 Meeting Date: 6/8/17

Application Accepted by: M. Payne

Fee Amount: H File Number: Development Plan H

Fee Amount: \$450.00 File Number: Use on Review 6-E-17-UR



PROPERTY INFORMATION

Address: 4721 E Emory Rd

General Location: 1/2 E Emory Rd @ Homestead Rd

Tract Size: 1.01 ac. No. of Units: 1

Zoning District: PR 1-5 du/ac

Existing Land Use: Vacant

Planning Sector: North County

Sector Plan Proposed Land Use Classification: LDR

Growth Policy Plan Designation: Planned

Census Tract: 62.02

Traffic Zone: 185

Parcel ID Number(s): 038 128

Jurisdiction: City Council _____ District County Commission 7 District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT Name: MARYANNA HAURYLOVYCH

Company: _____

Address: 4706 Moss dr.

City: Knoxville State: TN Zip: 37912

Telephone: (865) 386-9159

Fax: _____

E-mail: mhaurylovych7@gmail.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT Name: Same

Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____

Fax: _____

E-mail: _____

APPROVAL REQUESTED

Development Plan: Residential Non-Residential

Home Occupation (Specify Occupation) _____

Other (Be Specific)

5 attached dwelling units with a variance to reduce peripheral setback from 35' to 20' for side yards.

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: SAMA

PLEASE PRINT Name: _____

Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____

E-mail: _____

M. Payne 05/19/17

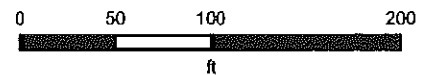
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