

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

▶ **FILE #:** 7-H-17-UR

AGENDA ITEM #: 72

AGENDA DATE: 7/13/2017

▶ **APPLICANT:** HPS CONSTRUCTION

OWNER(S): Ralph & Brenda Tallent

TAX ID NUMBER: 28 F B 034

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 4418 Amston Dr

▶ **LOCATION:** Northeast side Amston Dr., southeast of Cornview Ln.

▶ **APPX. SIZE OF TRACT:** 8142 square feet

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Amston Dr., a local street with 26' of pavement width within 50' of 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:** Single Family Residential

▶ **PROPOSED USE:** Reduction of peripheral setback from 35' to 20'.

HISTORY OF ZONING: Zoned PR 1-5 du/ac in 1993.

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

South: Detached houses / PR (Planned Residential)

East: Condos / PR (Planned Residential)

West: Detached houses / PR (Planned Residential)

NEIGHBORHOOD CONTEXT: This area is developed primarily with rural residential and low density residential uses under A, RA and PR zoning.

STAFF RECOMMENDATION:

▶ **APPROVE the request to reduce the peripheral setback from 35' to 20' for Lot 34 of the Peterson Place Subdivision, subject to 1 condition.**

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

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

20' to construct an 8' addition to the rear of the existing sunroom. The neighboring houses to the north and south will be the most affected by the addition, however, because of the irregular shape of the lot and the distance from the side lots lines, the addition should have minimum impact on these properties. To the rear of the subject property is a house that is approximately 120' from the rear property line and a triplex that is approximately 88' from the rear property line.

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

1. Because of the irregular lot shape, the addition will not be immediately adjacent to a neighboring lot within the subdivision.
2. The development on the adjoining properties to the rear consist of a house that is set back approximately 120' from the rear property line and a triplex that is set back approximately 88'. The reduction of the rear setback from 35' to 20' for the proposed addition should not have a significant impact on the adjoining properties.

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 North 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.

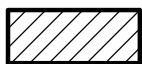
ESTIMATED TRAFFIC IMPACT: Not required.

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.



**7-H-17-UR
USE ON REVIEW**



Reduction of peripheral setback from 35' to 20' in PR (Planned Residential)

Original Print Date: 6/15/2017
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

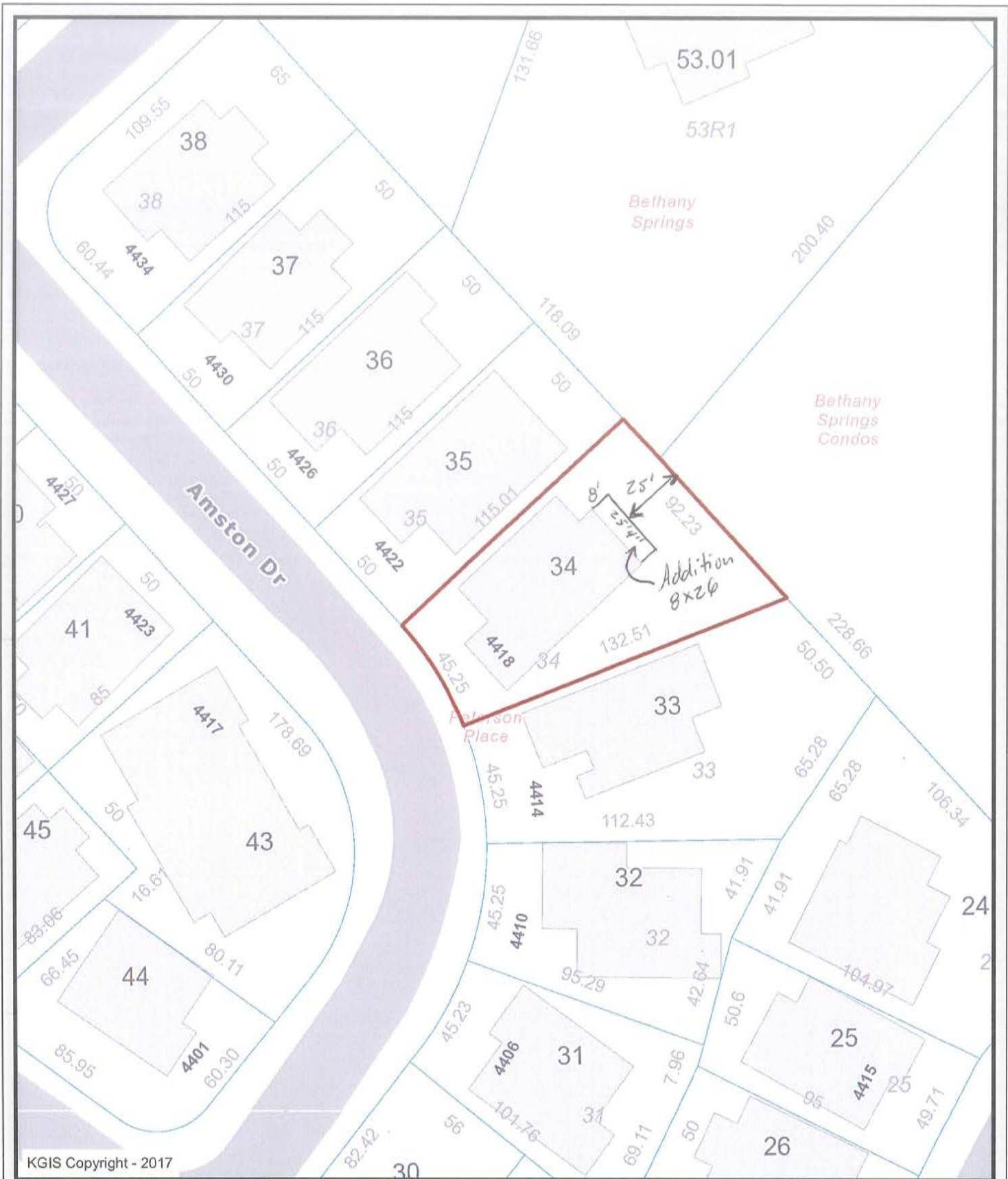
Revised:

Petitioner: HPS Construction

Map No: 28

Jurisdiction: County



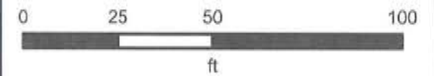


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Tallent
4418 Amston Drive

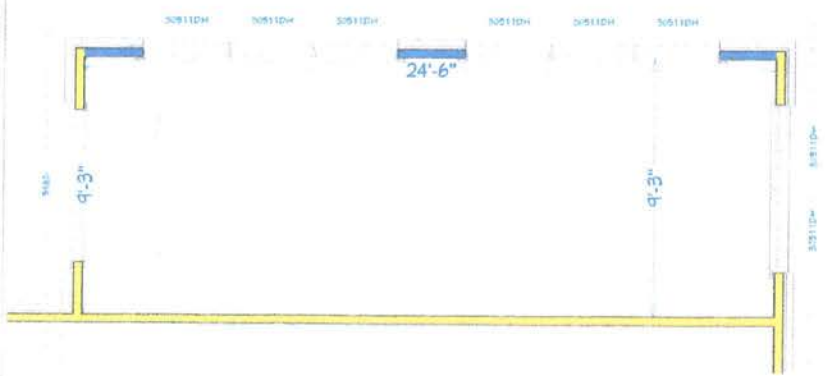
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Knoxville - Knox County - KUB Geographic Information System



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7-H-17-UR
5/30/17

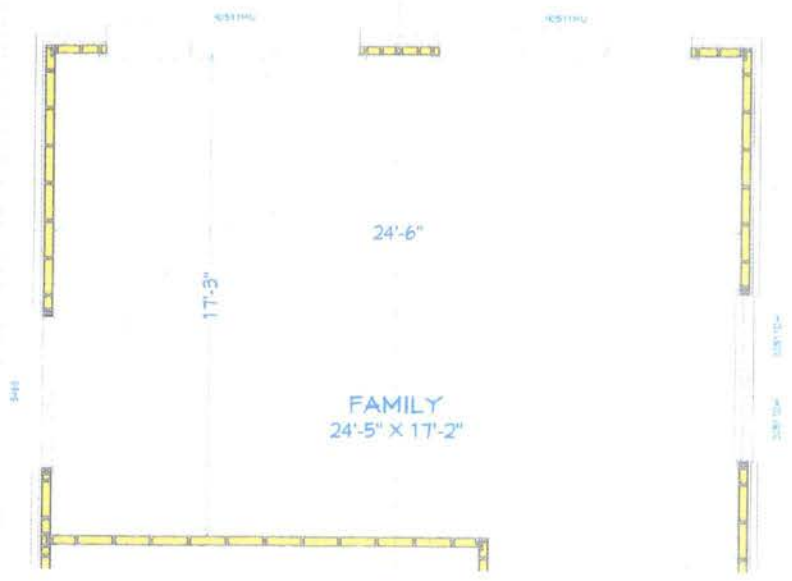


1st Floor

Before



Camera 2



1st Floor

After



Camera 1

PAGE TITLE

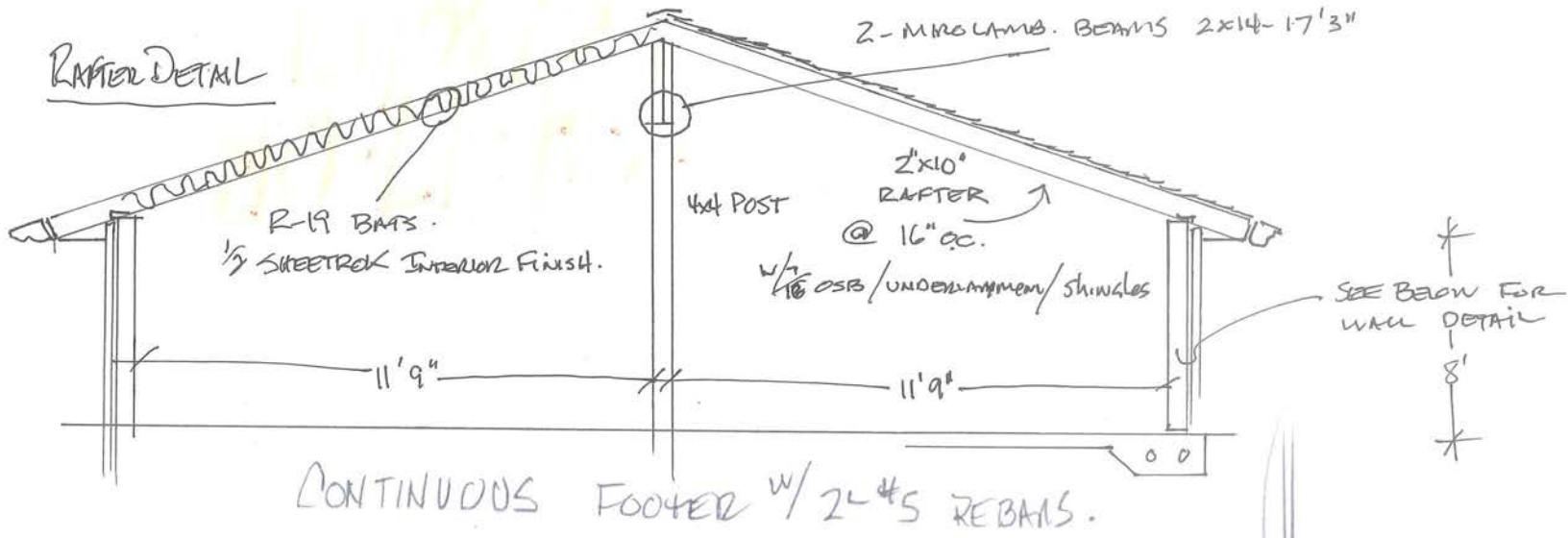
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4/18/2017

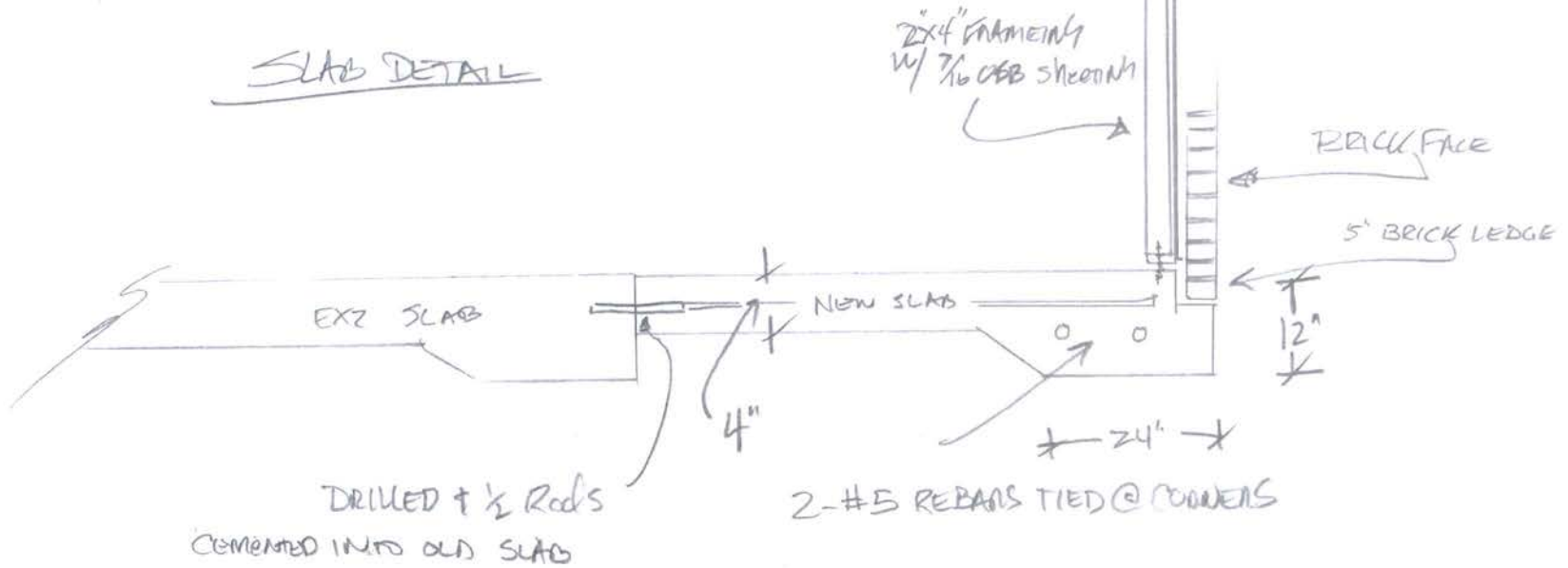
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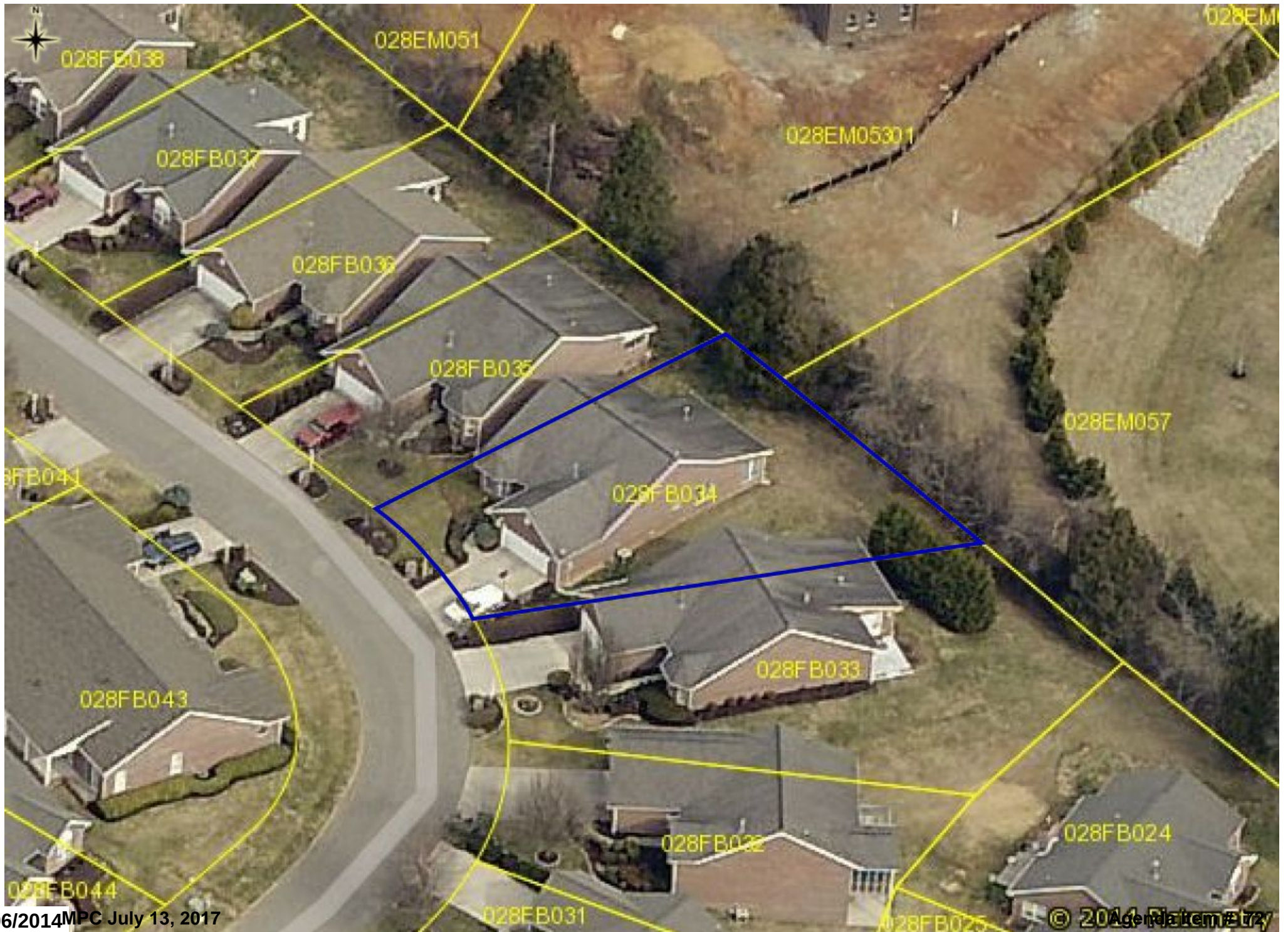


CONTINUOUS FOOTER w/ 2-#5 REBARS.



TALENT JOB.
KNOXVILLE TN 37938

4418 Amston Drive



Use on Review Development Plan

Name of Applicant: HPS Construction

Date Filed: 5-30-17 Meeting Date: 7/13/2017

Application Accepted by: M. Payne

Fee Amount: _____ File Number: Development Plan _____

Fee Amount: 450.00 File Number: Use on Review 7-H-17-OR



PROPERTY INFORMATION

Address: 4418 Amston Dr.

General Location: 1/2 side Amston Dr
1/2 of Cornview Ln.

Tract Size: 8,142 1/2 Approx No. of Units: _____

Zoning District: PR 1-5 du/pa

Existing Land Use: Residential

Planning Sector: North County

Sector Plan Proposed Land Use Classification: LDR

Growth Policy Plan Designation: Planned

Census Tract: 62.02

Traffic Zone: 105

Parcel ID Number(s): 028 FB 034

Jurisdiction: City Council _____ District
 County Commission 7th District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT Name: Ralph + Brenda Tallent

Company: _____

Address: 4418 Amston Dr.

City: Knoxville State: TN Zip: 37938

Telephone: 865-705-0600

Fax: _____

E-mail: b.talent@comcast.net

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT Name: Allen Bryzek

Company: HPS Construction

Address: 8361 Greenbriar Rd

City: Talbot State: TN Zip: 37877

Telephone: 865.274.0127

Fax: _____

E-mail: allen4hpsconstruction@gmail.com

APPROVAL REQUESTED

Development Plan: Residential Non-Residential

Home Occupation (Specify Occupation) _____

Other (Be Specific)
Peripheral Reduction from 35' to 20'

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: [Signature]

PLEASE PRINT Name: Allen O Bryzek

Company: HPS Construction

Address: 8361 green briar rd

City: Talbot State: TN Zip: 37877

Telephone: 865.274.0127

E-mail: allen4hpsconstruction@gmail.com