

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

▶ **FILE #:** 7-I-17-UR

AGENDA ITEM #: 73

AGENDA DATE: 7/13/2017

▶ **APPLICANT:** HPS CONSTRUCTION

OWNER(S): Curtis Imerman

TAX ID NUMBER: 144 J B 017

[View map on KGIS](#)

JURISDICTION: County Commission District 5

STREET ADDRESS: 9432 Westland Crossing Way

▶ **LOCATION:** Southeast side Westland Crossing Way, northeast of Emory Church Rd.

▶ **APPX. SIZE OF TRACT:** 6178 square feet

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access if via Westland Crossing Way, a joint permanent easement with 26' of pavement within 40' of easement.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Sinking Creek

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

▶ **EXISTING LAND USE:** Single family residential

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

HISTORY OF ZONING: Zoned PR in 2000.

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

South: Electrical substation / A (Agricultural)

East: Detached houses / PR (Planned Residential)

West: Detached houses / PR (Planned Residential)

NEIGHBORHOOD CONTEXT: This area is developed with rural and low density residential, and a church primarily in the A and PR zones. Large lot houses are located in the A zone and small lot detached and attached houses, and the church, are located in the PR zone.

STAFF RECOMMENDATION:

▶ **APPROVE the request to reduce the peripheral setback from 35' to 15' for Lot 17 of the Westland Crossing Subdivision, subject to 2 conditions.**

- 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 2) Obtaining approval from Knox County Engineering and Public Works to reduce the recorded 20' drainage easement for Lot 17 to allow the proposed addition and recording an approved plat for Lot 17 showing the new drainage easement width before building permits are issued.

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 15' to construct a 12' deep by 16' wide one-story addition to the rear of the existing one-story house. The reduction of the peripheral setback should not have a significant impact on the adjoining properties. It will be located approximately in the same location as the existing deck visible in the attached oblique aerial. The neighboring house to the north will be most impacted by the proposed addition because the houses are approximately 10' apart. To the rear of the subject property is an electrical substation, as well as a house that is approximately 250' away.

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

1. The reduced peripheral setback for the proposed one-story addition will have minimal impact to the neighboring property to the north because it will be no closer than the existing house and the proposed addition will not affect the electrical substation to the rear.

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.

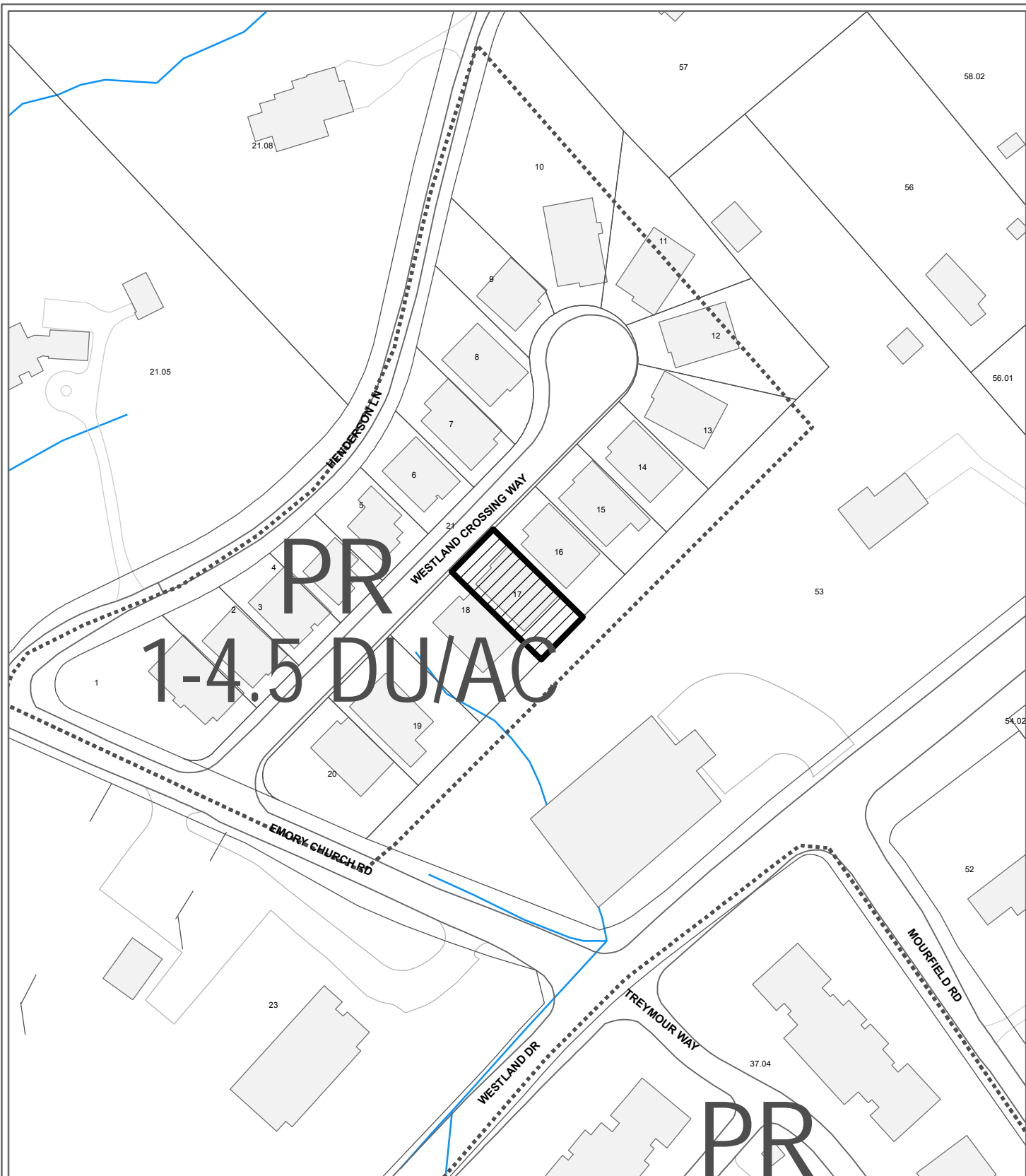
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The 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.

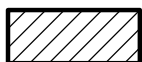
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the 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.



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

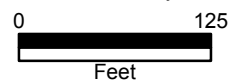


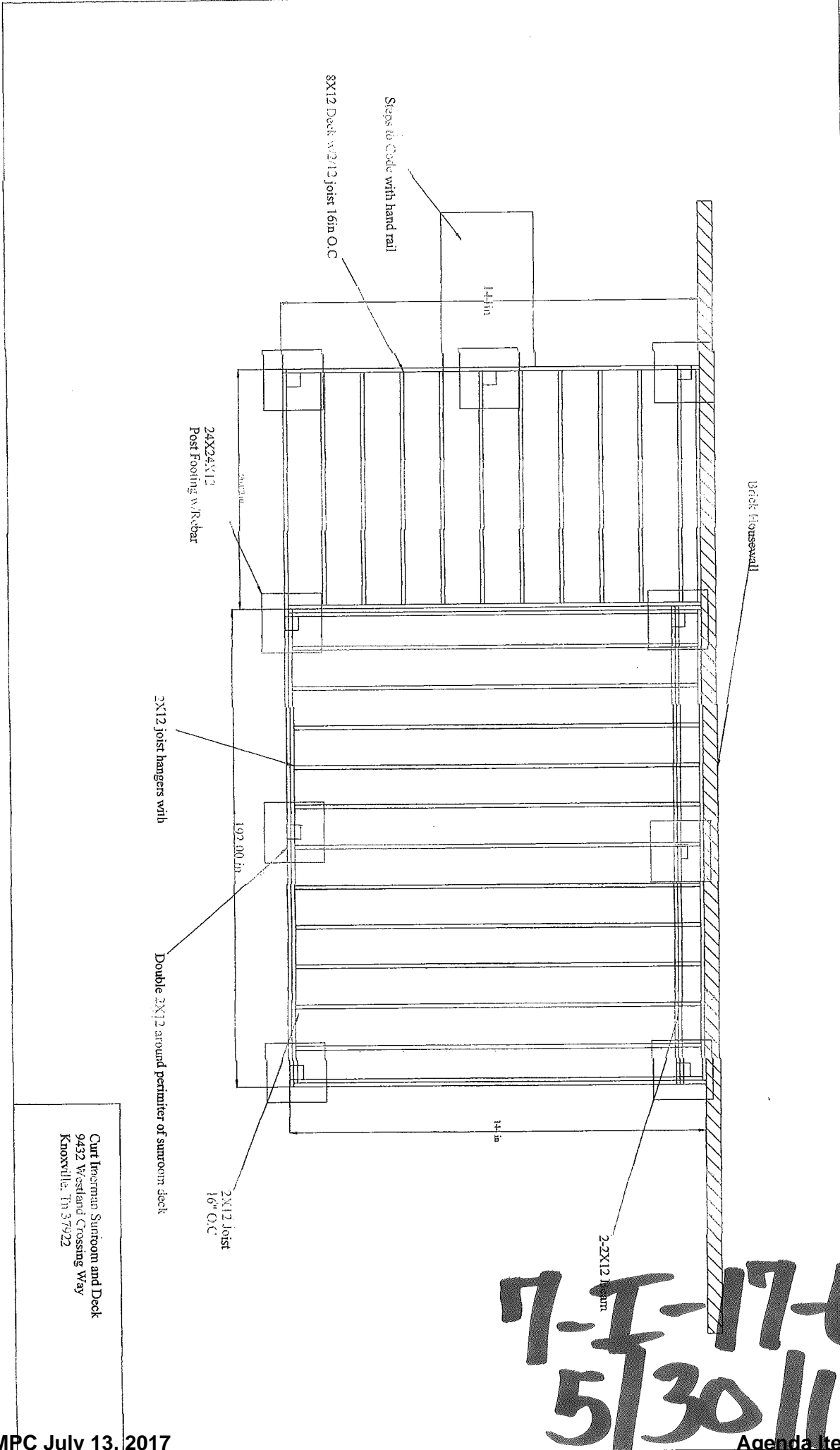
Reduction of peripheral setback from 35' to 15' in PR (Planned Residential)

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

Petitioner: HPS Construction

Map No: 144
 Jurisdiction: County



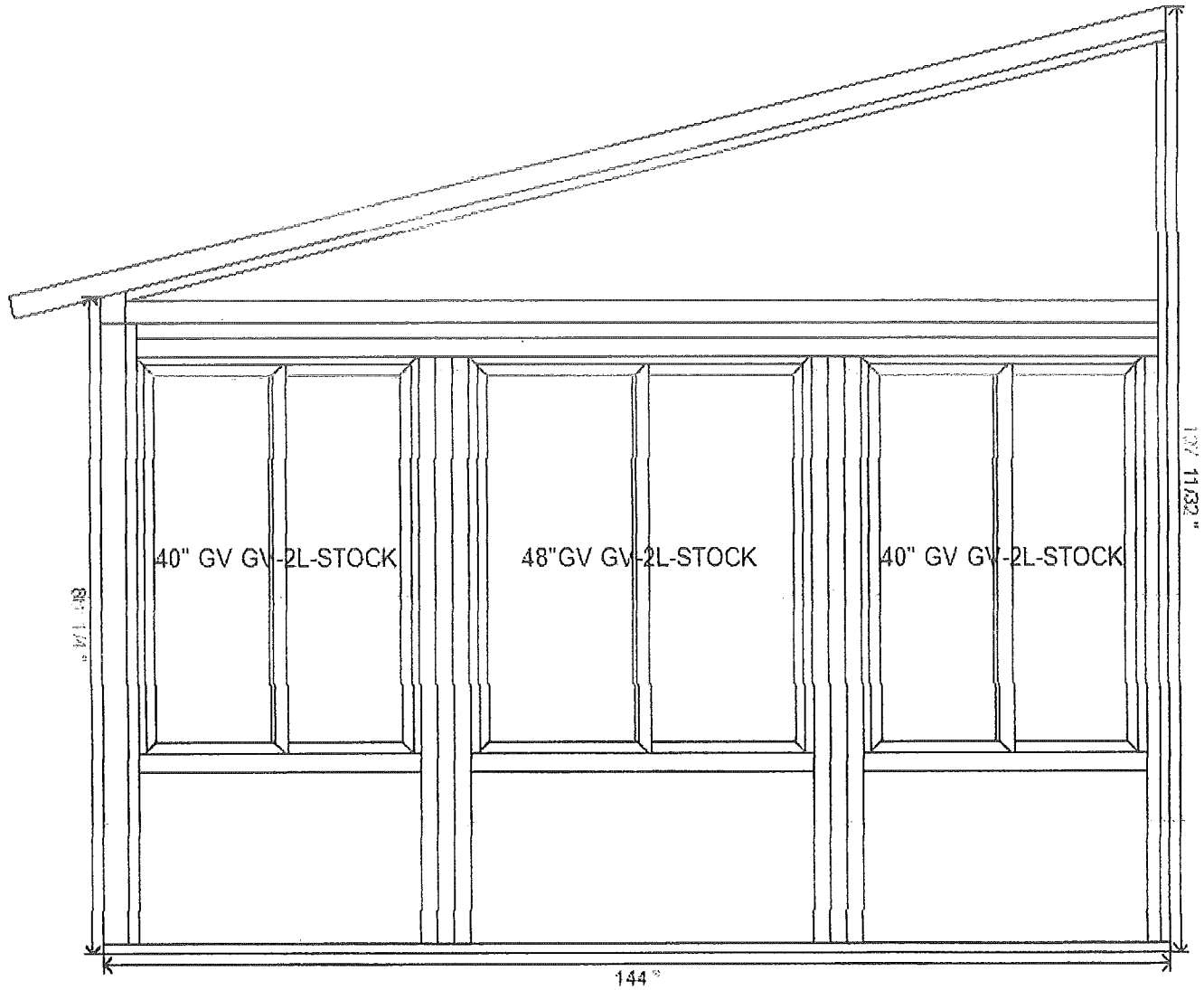



Curt Inspratt Sunroom and Deck
 9432 Westland Crossing Way
 Knoxville, TN 37922

7-F-17-UR
5/30/17

ORDER: 5085
 LINE ITEM: 1
 DATE: 5/22/2017

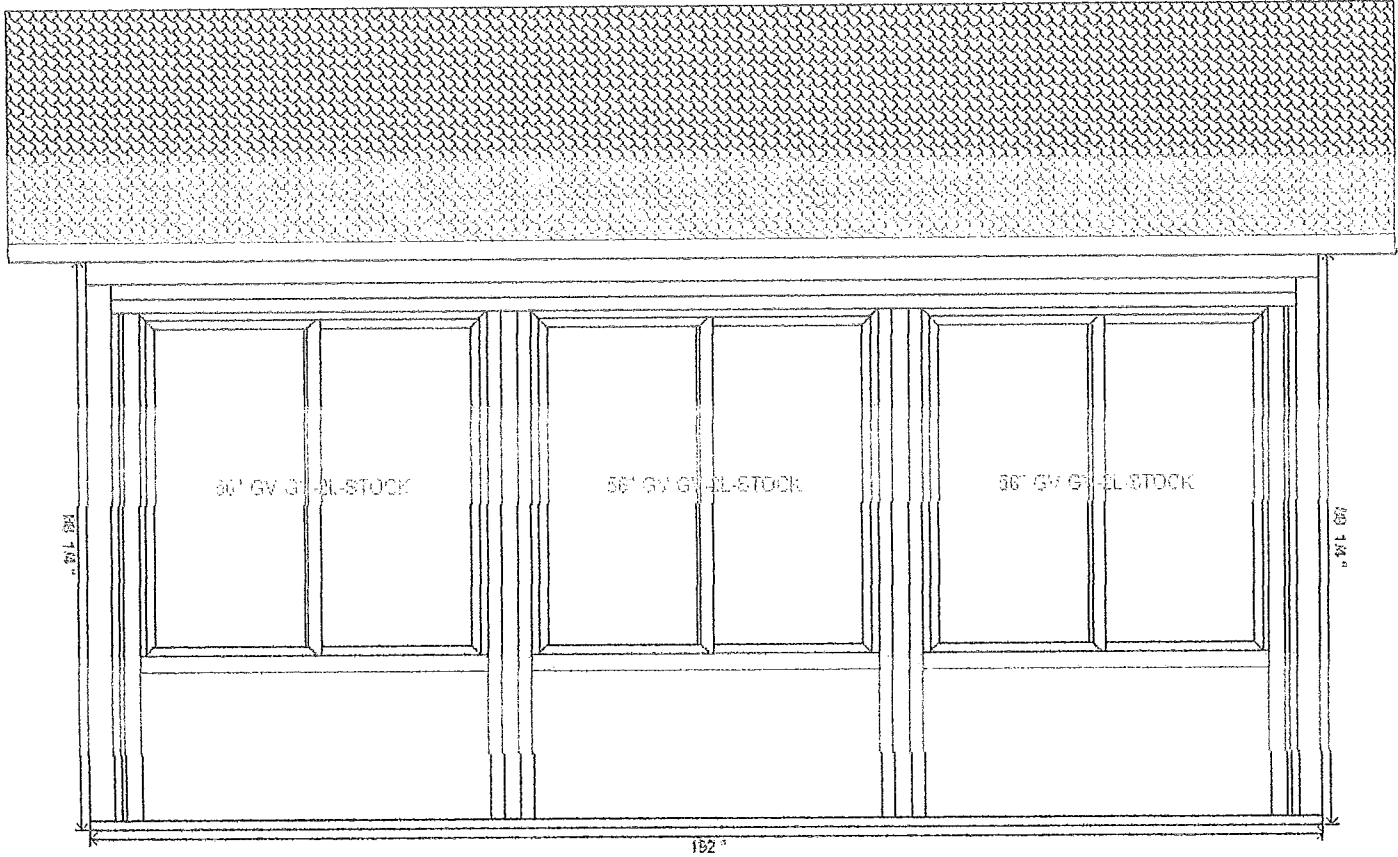
C Wall




	Dealer Name:	H.P.S. Construction Customer		
	Job Name:	Imerman		
	Site Address:			
Wind Load:		90 MPH	Snow Load:	15 PSF

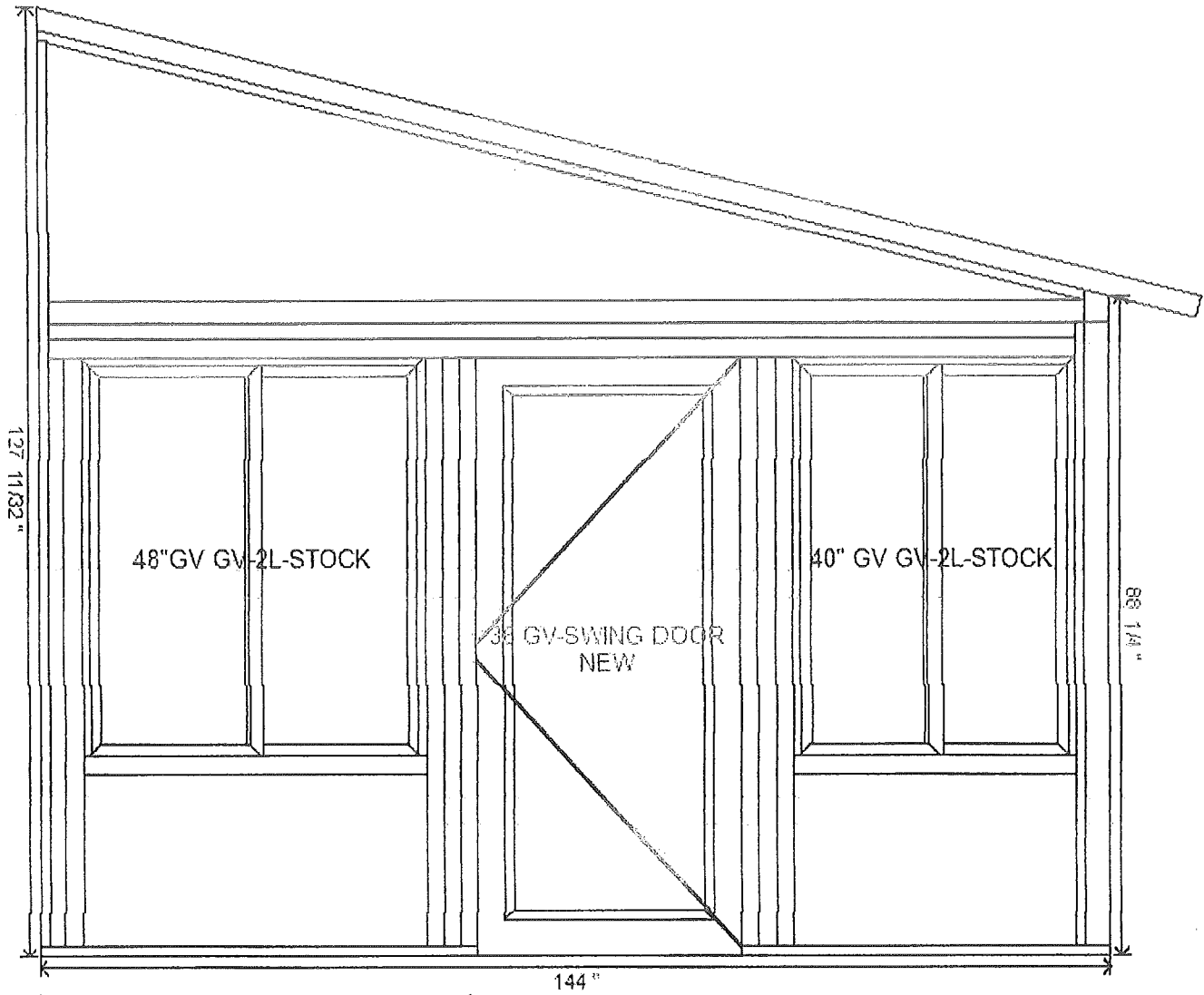
ORDER: 5085
 LINE ITEM: 1
 DATE: 5/22/2017


B Wall

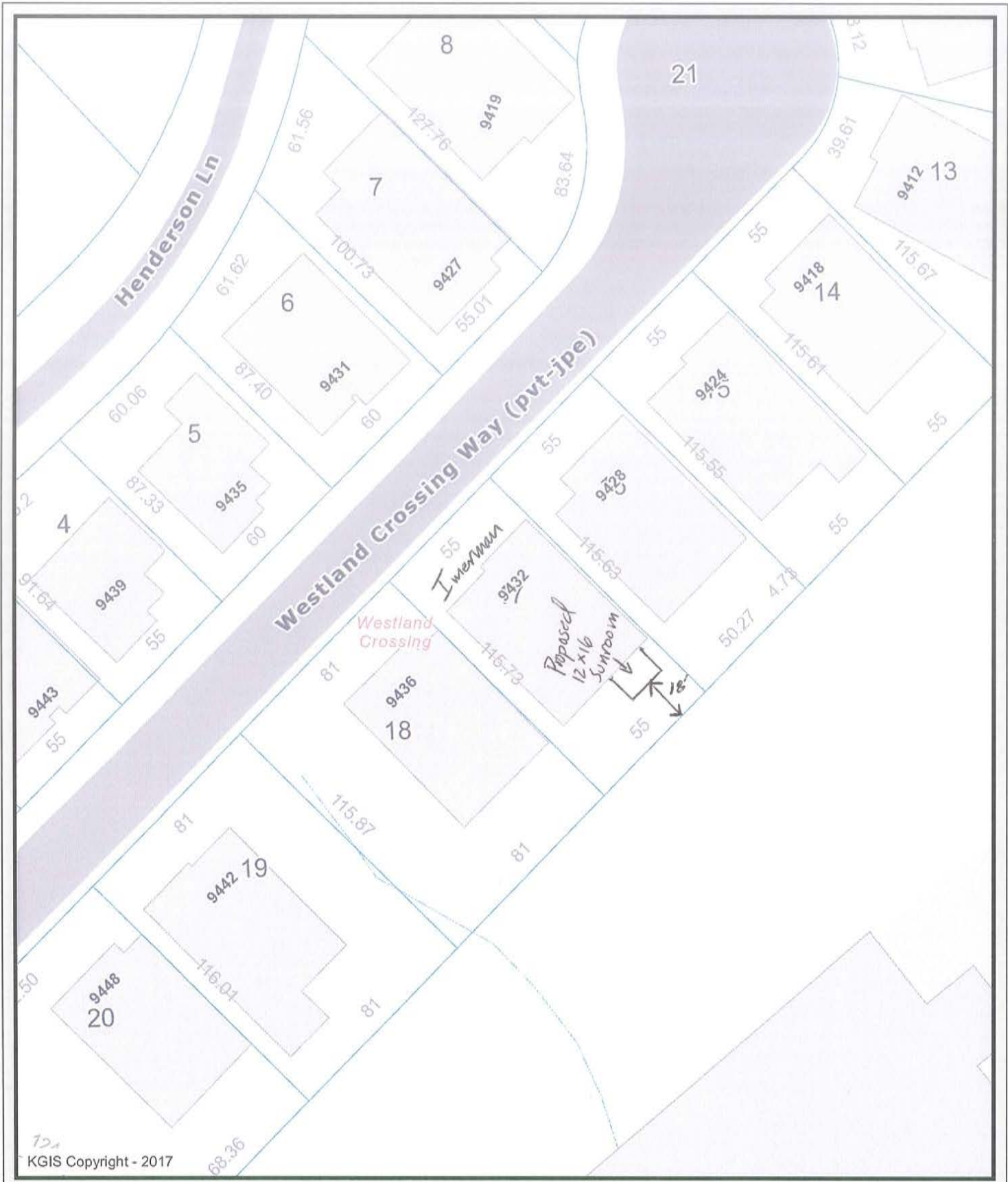


	Dealer Name:	H.P.S. Construction Customer		
	Job Name:	Imerman		
	Site Address:			
	Wind Load:	90 MPH	Snow Load:	15 PSF

A Wall



	Dealer Name:	H.P.S. Construction Customer		
	Job Name:	Imerman		
	Site Address:			
Wind Load:	90 MPH	Snow Load:	15 PSF	

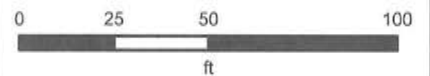


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Imerman
9432 Westland Crossing Way

Printed: 6/29/2017 at 2:27:34 PM

Knoxville - Knox County - KUB Geographic Information System



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9432 Westland Crossing Way



MEMORANDUM FOR THE COUNTY COMMISSION
M P C
METROPOLITAN PLANNING COMMISSION
 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: HPS Construction
 Date Filed: 5-30-2017 Meeting Date: 7/31/17
 Application Accepted by: M. Payne
 Fee Amount: X File Number: Development Plan, H
 Fee Amount: 450.00 File Number: Use on Review 7-I-17-UR



PROPERTY INFORMATION

Address: 9432 Westland Crossing Way
 General Location: 3/4 E side Westland Crossing Way
N/3 Emory Church Rd
 Tract Size: 6,178 +/- No. of Units: _____
 Zoning District: PR 1-A.5 du/ac
 Existing Land Use: Dwelling

Planning Sector: Southwest County
 Sector Plan Proposed Land Use Classification:
LDR

Growth Policy Plan Designation: Planned
 Census Tract: 5207
 Traffic Zone: 234
 Parcel ID Number(s): 144JB017
 Jurisdiction: City Council _____ District
 County Commission 5th District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT
 Name: Curt Imerman
 Company: _____
 Address: 9432 Westland Crossing Way
 City: Knoxville State: TN Zip: 37922
 Telephone: 859.221.9750
 Fax: _____
 E-mail: imermanp@aol.com

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)
Reduction of Perimeter Setback
from 35 to 15'

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 D Bryzek
 Company: HPS Construction
 Address: 8361 Greenbriar Rd
 City: Talbot State: TN Zip: 37877
 Telephone: 865.274.0127
 E-mail: allen4hpsconstruction@gmail.com