

▶ **FILE #:** 6-A-18-UR

**AGENDA ITEM #:** 52

**AGENDA DATE:** 6/14/2018

▶ **APPLICANT:** **MANUEL & LORA SAKHLEH**

OWNER(S): Manuel & Lora Sakhleh

TAX ID NUMBER: 169 C B 008

[View map on KGIS](#)

JURISDICTION: County Commission District 5

STREET ADDRESS: 1506 Deer Ridge Ln

▶ **LOCATION:** **Northeast terminus of Deer Ridge Ln., south side Bruce Smith Rd.**

▶ **APPX. SIZE OF TRACT:** **17500 square feet**

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Deer Ridge Ln., a local street with 26' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Turkey Creek

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

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

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

HISTORY OF ZONING: Zoned PR<4 du/ac in 2003 (1-K-03-RZ).

SURROUNDING LAND USE AND ZONING: North: Bruce Smith Rd., houses / A (Agricultural)

South: Vacant lot, houses / PR (Planned residential)

East: Houses, vacant land / A (Agricultural)

West: Vacant lot, houses / PR (Planned residential)

NEIGHBORHOOD CONTEXT: Zoning in the area is A (Agricultural) and PR (Planned Residential). Detached dwellings are the primary use found in the area. A number of subdivision have been developed in this area in recent years.

**STAFF RECOMMENDATION:**

▶ **APPROVE the reduced peripheral setback from 35' to 15' along the northeast property line and 25' along the north property line, subject to 4 conditions.**

- 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 2) Obtaining all necessary approvals from Tennessee Department of Environmental and Conservation (TDEC) for crossing the stream.
- 3) No disturbance of the site shall be permitted until a building permit for a house is approved.
- 4) Meeting all requirements of the Knox County Department of Engineering and Public Works.

With the condition noted, this plan meets the requirements for approval in the PR (Planned Residential) 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' on the north and northeast property lines to construct a new house on the lot. There is a 20' drainage easement between the front property line and the rear of the property where the house is proposed. This drainage line is identified as a blue line stream on the parcel map and will require TDEC approval for any crossings, such as for the driveway.

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

1. The stream crossing will require a permit from TDEC and the stream buffers will need to be maintained.
2. The neighboring property to the east is a 75'-90' strip of land that is part of the large agricultural property and used for access. The reduced peripheral setback along this property line should not have a substantial impact on this property.

**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 recommended peripheral setback 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.

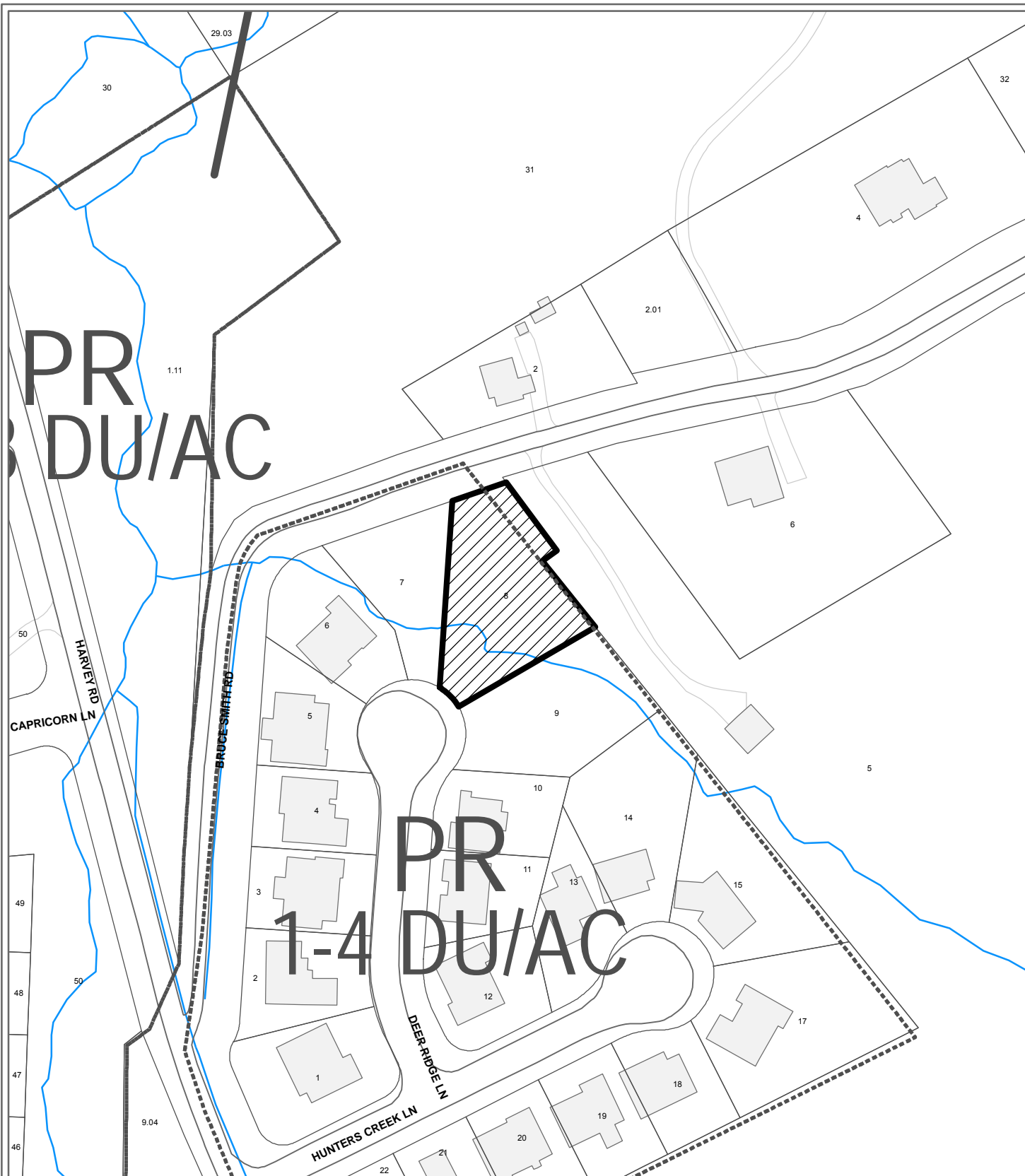
**CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS**

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.

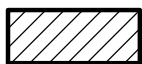
ESTIMATED STUDENT YIELD: Not applicable.

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.



**6-A-18-UR  
USE ON REVIEW**

Petitioner: Sakhleh, Manuel & Lora



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

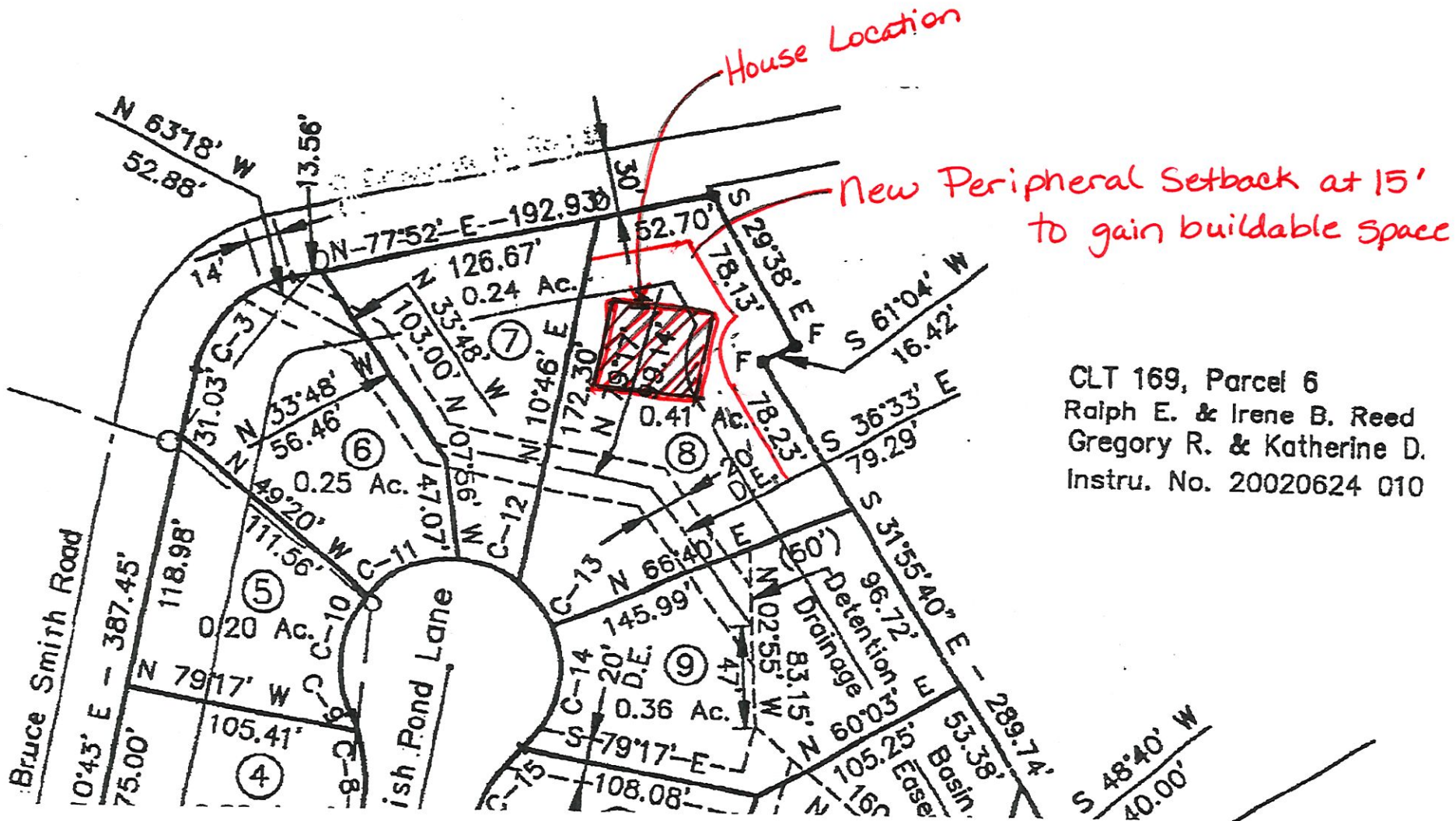
Original Print Date: 5/14/2018  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Map No: 169  
 Jurisdiction: County



→ Proposed Peripheral Setback Change



CLT 169, Parcel 6  
Ralph E. & Irene B. Reed  
Gregory R. & Katherine D.  
Instru. No. 20020624 010

E-A-18-UR  
4/5/18

Use on Review  Development Plan

Name of Applicant: Manuel & Lora Sakhleh

Date Filed: April 5<sup>th</sup> 2018 Meeting Date: June 14<sup>th</sup> 2018

Application Accepted by: M. Payne

Fee Amount: ✓ File Number: Development Plan ✓

Fee Amount: \$455<sup>00</sup>/<sub>100</sub> File Number: Use on Review 16-A-18-UR



**PROPERTY INFORMATION**

Address: 1506 Deer Ridge Ln

General Location: 1/3 Deer Ridge Ln  
1/3 Bruce Smith Rd

Tract Size: 17,500 sq ft +/- No. of Units: 1

Zoning District: PR 1-4 du/lac

Existing Land Use: Vacant Land

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Planning Sector: Southwest County

Sector Plan Proposed Land Use Classification:  
LDR

Growth Policy Plan Designation: Planned

Census Tract: 58.12

Traffic Zone: 243

Parcel ID Number(s): 169 CB 018

Jurisdiction:  City Council \_\_\_\_\_ District  
 County Commission 5<sup>th</sup> District

**PROPERTY OWNER/OPTION HOLDER**

PLEASE PRINT

Name: Manuel & Lora Sakhleh

Company: n/a

Address: 1506 Deer Ridge Lane

City: Knoxville State: TN Zip: 37922

Telephone: 865-755-6955

Fax: n/a

E-mail: manuel.sakhleh@gmail.com

**APPLICATION CORRESPONDENCE**

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Manuel & Lora Sakhleh

Company: n/a

Address: P.O. Box 23764

City: Knoxville State: TN Zip: 37933

Telephone: 865-755-6955

Fax: n/a

E-mail: manuel.sakhleh@gmail.com

**APPROVAL REQUESTED**

Development Plan: Residential Non-Residential

Home Occupation (Specify Occupation)

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Other (Be Specific)

Reduction of Periferal setback  
from 35' to 15' in order to  
construct a single family home

**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: Manuel Sakhleh

Company: n/a

Address: P.O. Box 23764

City: Knoxville State: TN Zip: 37933

Telephone: 865-755-6955

E-mail: manuel.sakhleh@gmail.com