



# USE ON REVIEW REPORT

► **FILE #:** 8-E-19-UR

**AGENDA ITEM #:** 45

**AGENDA DATE:** 8/8/2019

► **APPLICANT:** WILLIAM DAVID WILKINSON

OWNER(S): William David Wilkinson

TAX ID NUMBER: 133 F L 004 & 005

[View map on KGIS](#)

JURISDICTION: County Commission District 4

STREET ADDRESS: 7913 Yellow Jasmine Ln.

► **LOCATION:** Southwest side of Yellow Jasmine Lane, south of Tea Olive Lane

► **APPX. SIZE OF TRACT:** 17220 square feet

SECTOR PLAN: West City

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Yellow Jasmine Lane, a local street with a 26' pavement width within a 50' right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Tennessee River

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

► **EXISTING LAND USE:** Residential

► **PROPOSED USE:** Reduction in peripheral setback from 25' to 15' for Lots 4 and 5.

HISTORY OF ZONING: The property was rezoned to PR (Planned Residential) with a density of up to 4 du/ac by Knox County Commission on July 24, 2017.

SURROUNDING LAND USE AND ZONING: North: Residential lots - PR (Planned Residential)

South: Residences - RA (Low Density Residential)

East: Residential lots - PR (Planned Residential)

West: Vacant land and residences - RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: The site is located in an area along Nubbin Ridge Rd. that includes a mix of rural and low density residential development under A (Agricultural), RA (Low Density Residential) and PR (Planned Residential) zoning.

## STAFF RECOMMENDATION:

► **APPROVE the request to reduce the peripheral setback (rear yard) for Lots 4 and 5 in Penrose Forest Subdivision from 25' to 15', subject to 2 conditions.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all requirements of the Knox County Department of Engineering and Public Works.

With the conditions 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 requesting approval to reduce the peripheral setback (rear yard) for Lots 4 and 5 in Penrose Forest Subdivision from 25' to 15' in order to accommodate the proposed residences on these two cul-de-sac lots. The Knox County Zoning Ordinance allows the Planning Commission to reduce the peripheral setback down to a minimum of 15' when the Subdivision adjoins other property that is zoned for residential use.

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

1. The reduced peripheral setback along this property line should not have a negative impact on the adjoining wooded lot.

**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 reduction for the two lots 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.

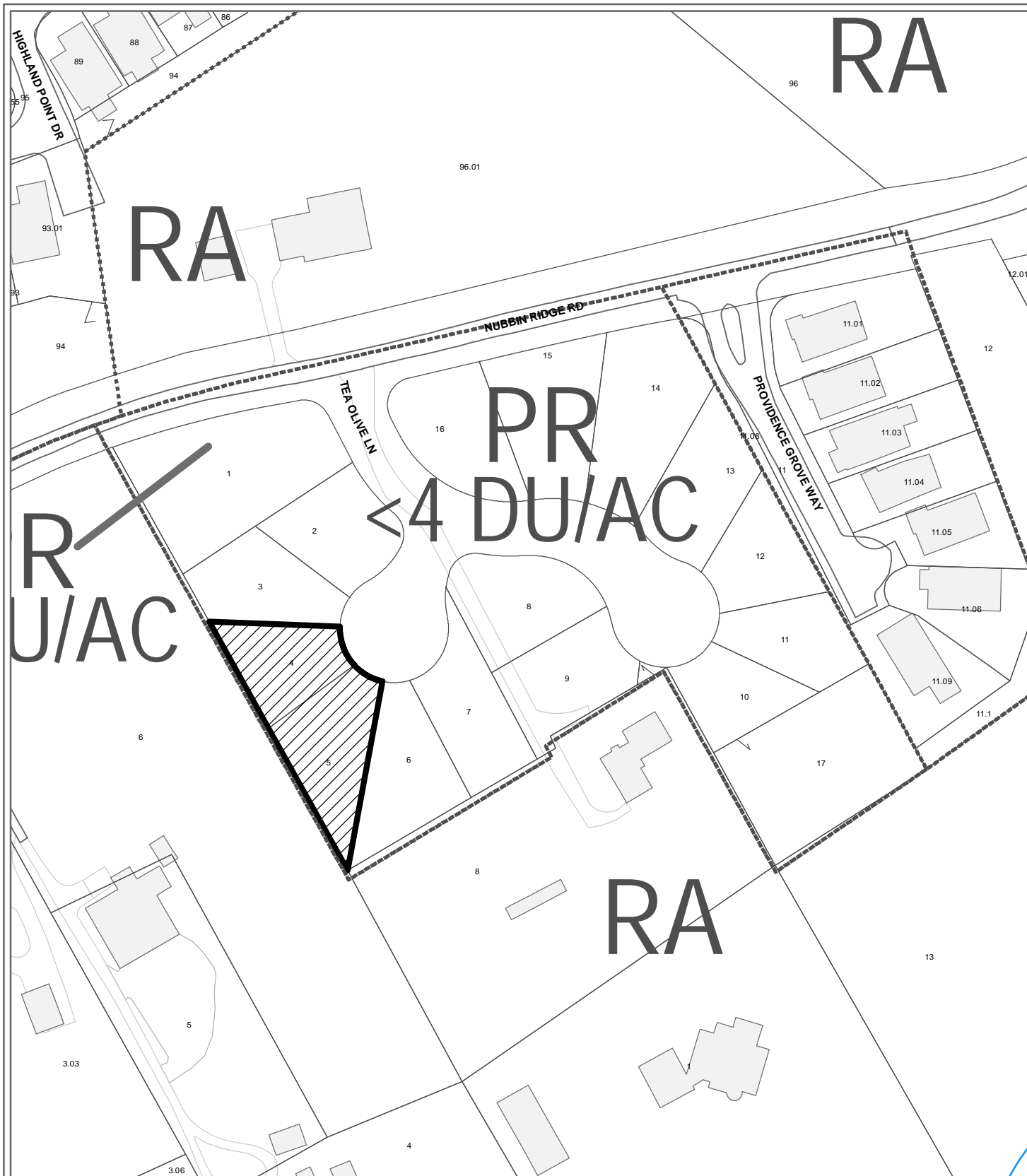
**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The West City Sector Plan designates this property for low density residential uses with a maximum density of 5 du/ac. At a density of 3.08 du/ac, the subdivision is consistent with the Sector Plan.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

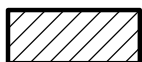
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission'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 a Planning Commission decision in the County.



**8-E-19-UR  
USE ON REVIEW**

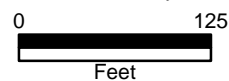


Reduction in peripheral setback from 25' to 15' in PR (Planned Residential)

Original Print Date: 7/15/2019 Revised: 7/17/2019  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Wilkinson, William David

Map No: 133  
Jurisdiction: County



PARCEL 001.00  
DUNCAN  
PLAT: 20140916 0015812  
DEED: 20150715 0003148



## REQUEST TYPE

### DEVELOPMENT

- ☐ Development Plan  
☒ Use on Review / Special Use

### SUBDIVISION

- ☐ Concept Plan  
☐ Final Plat

### ZONING

- ☐ Plan Amendment  
☐ Rezoning

RECEIVED  
JUN 4 2019  
Knoxville-Knox County  
Planning

6/24/19  
Date Filed

8/8/19  
Meeting Date

8-E-19-UR  
File Numbers(s)

## APPLICATION CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- ☒ Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

William David Wilkinson

Name

Company

233 Elkington Rd. Knoxville, TN 37922

Address

City

State

Zip

865. 300. 7791

Phone

rickw@wilson27@gmail.com

Email

## CURRENT PROPERTY INFO

Same as above

Owner Name (if different)

Owner Address

Owner Phone

Property Address

Parcel ID

3/5 Yellow Jasmine Ln 3/5 Tea Olive Ln

General Location

Tract Size

PR < 4 du/ac

Zoning District

Residential

Existing Land Use

West City

Planning Sector

LDR

Sector Plan Land Use Classification

Urban

Growth Policy Plan Designation

4th

Jurisdiction (specify district above)

☐ City Council

☒ County Commission



# REQUEST

DEVELOPMENT  
SUBDIVISION  
ZONING

☐ Development Plan
☒ Use on Review / Special Use

☐ Residential
☐ Non-Residential

☐ Home Occupation (specify): \_\_\_\_\_
☒ Other (specify): Reduction in peripheral setback from 25' to 15'

☐ Proposed Subdivision Name \_\_\_\_\_ Unit / Phase Number \_\_\_\_\_
☐ Concept Plans in Planned District or Zone
☐ Parcel Change

☐ Combine Parcels
☐ Divide Parcel
Total Number of Lots Created: \_\_\_\_\_

☐ Other (specify): \_\_\_\_\_
☐ Attachments / Additional Requirements

☐ Proposed Property Use (specify) \_\_\_\_\_ Proposed Density (units/acre) \_\_\_\_\_ Previous Rezoning Requests \_\_\_\_\_
☐ Zoning Change
☐ Plan Amendment Change

Proposed Zoning \_\_\_\_\_ Proposed Plan Designation(s) \_\_\_\_\_
☐ Other (specify): \_\_\_\_\_

ATTACHMENTS
☐ Property Owners / Option Holders
☐ Variance Request

ADDITIONAL REQUIREMENTS
☐ Design Plan Certification (Final Plat only)
☐ Use on Review / Special Use (Concept Plan only)
☐ Traffic Impact Study

FEE 1:	TOTAL:
450.00	
FEE 2:	
FEE 3:	450.00

AUTHORIZATION

Staff Signature

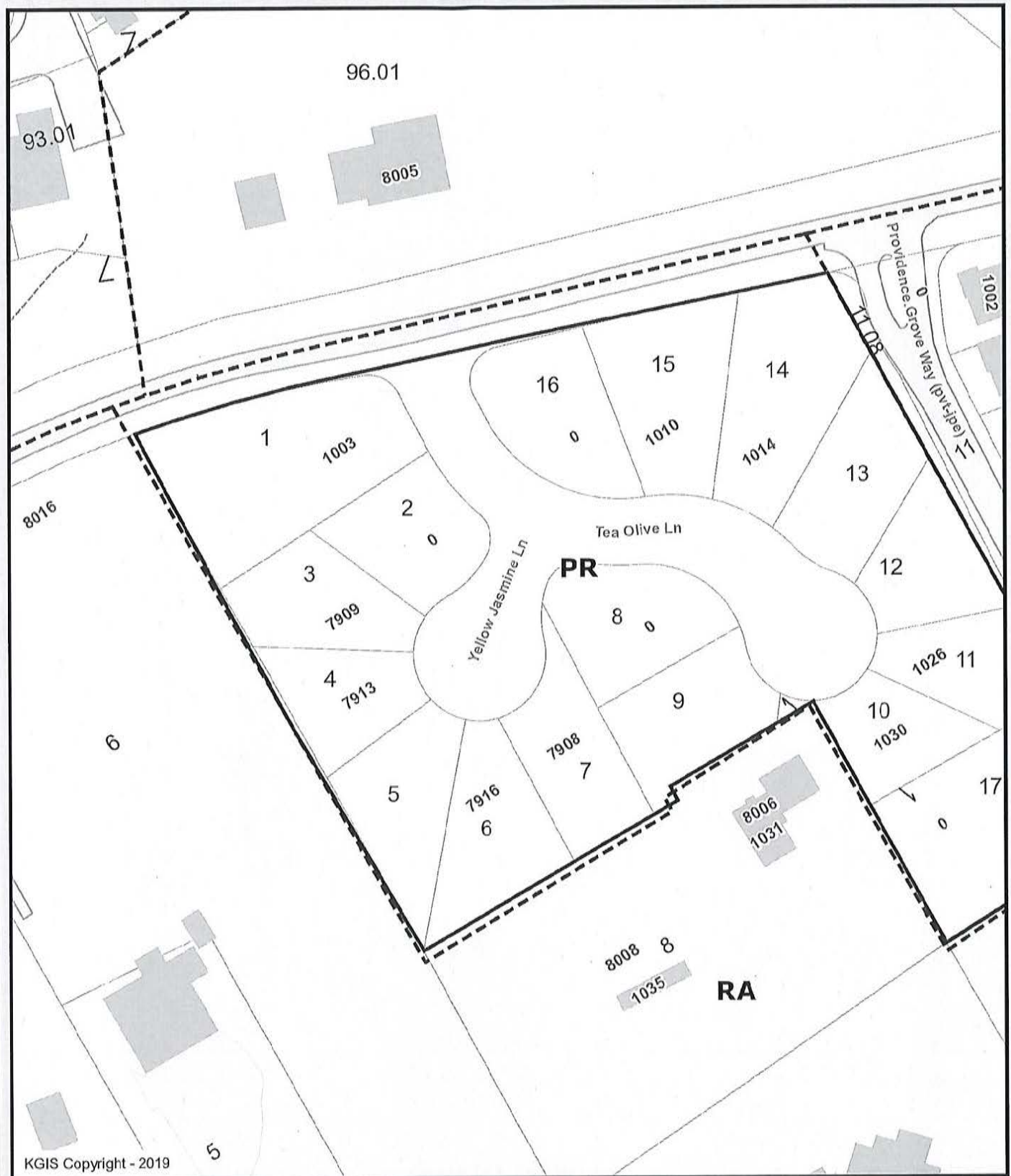
Please Print

6/24/19
Date

Applicant Signature

Please Print

6.24.19
Date



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# Letter Portrait Penrose Forest

Knoxville - Knox County - KUB Geographic Information System



Printed: 6/24/2019 at 2:19:27 PM



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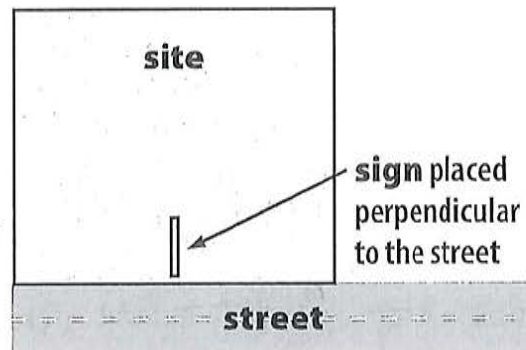
## REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted Administrative Rules and Procedures.

At the time of application, staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the Planning offices. The applicant will be charged a fee of \$10 for each replacement sign.

### LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.



### TIMING

The sign(s) must be posted 15 days before the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next Planning Commission meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

8/7/24/19 and 8/9/19  
(15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: Rick Wilkinson

Printed Name: Rick Wilkinson

Phone: 865-300-7791 Email: rickwilkinson27@gmail.com

Date: 8-24-19

File Number: B-E-19-UR