



USE ON REVIEW REPORT

▶ **FILE #:** 9-F-19-UR

AGENDA ITEM #: 35

AGENDA DATE: 9/12/2019

▶ **APPLICANT:** JAMES AND LORI HICKOK

OWNER(S): James and Lori Hickok

TAX ID NUMBER: 163 02856

[View map on KGIS](#)

JURISDICTION: County Commission District 5

STREET ADDRESS: 0 Arcadia Peninsula Way

▶ **LOCATION:** South side of Arcadia Peninsula Way @ intersection of Stoppard View Way

▶ **APPX. SIZE OF TRACT:** 37533 square feet

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access to the lot is via Arcadia Peninsula Way, a private street with 22' of pavement within a 50' private right-of-way, and Stoppard View Way, a private street with 18' of pavement within a 40' private 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:** Vacant

▶ **PROPOSED USE:** Reduce front building setback on both road frontages and the rear building setback.

HISTORY OF ZONING: Property was rezoned from A to PR < 3 du/ac in 2005.

SURROUNDING LAND USE AND ZONING: North: Arcadia Peninsula Way, vacant land / PR (Planned Residential)

South: Vacant land / PR (Planned Residential)

East: Stoppard View Way, House / PR (Planned Residential)

West: House / PR (Planned Residential)

NEIGHBORHOOD CONTEXT: The neighborhood consists of large lots for detached houses on private roads.

STAFF RECOMMENDATION:

▶ **APPROVE the request to reduce the front setback from 30' to 20' and the rear setback from 125' to 75' for the Lot 232, Arcadia - Phase 1B, subject to 2 conditions.**

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

2) Meeting all applicable requirements of the previously approved Concept Plan (1-SC-15-C) and Use on Review (1-F-15-UR).

With the conditions noted, this plan meets the requirements for approval in the PR zone of a Concept Plan and a Use-on-Review.

COMMENTS:

This proposal is to reduce the front setback from 30' to 20' and the rear setback from 125' to 75' for the subject property only. The building footprint shown on the Overall Site Context Plan is for visualization purposes only and not meant to represent the final house plan for the lot. This is a private, gated community with their own design standards which will help ensure the house will be compatible with the neighborhood. The 20' setback should not present any sight distance or safety concerns if the house were to be constructed near the intersection of Arcadia Peninsula Way and Stoppard View Way. In 2018, the front setback for the property on the southeast side of the same intersection was reduced from 50' to 20'. The property on the south end of the block that the subject property is located also has a 20' front setback.

The 125' rear setback was established by the developer and was not a recommendation or requirement of the Planning Commission. The property to the rear is a large community open space.

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

1. The proposed reduction of the front setback will have minimal impact on surrounding properties because the large lot sizes allow for a lot of space between houses and there is no consistent established setback.
2. The proposed reduction of the rear setback will have minimal impact on surrounding properties because the property to the rear is a large community open space.

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

1. The proposed setbacks with the recommended conditions meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance.
2. The proposal 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. The proposed subdivision will not draw significant traffic through residential neighborhoods.

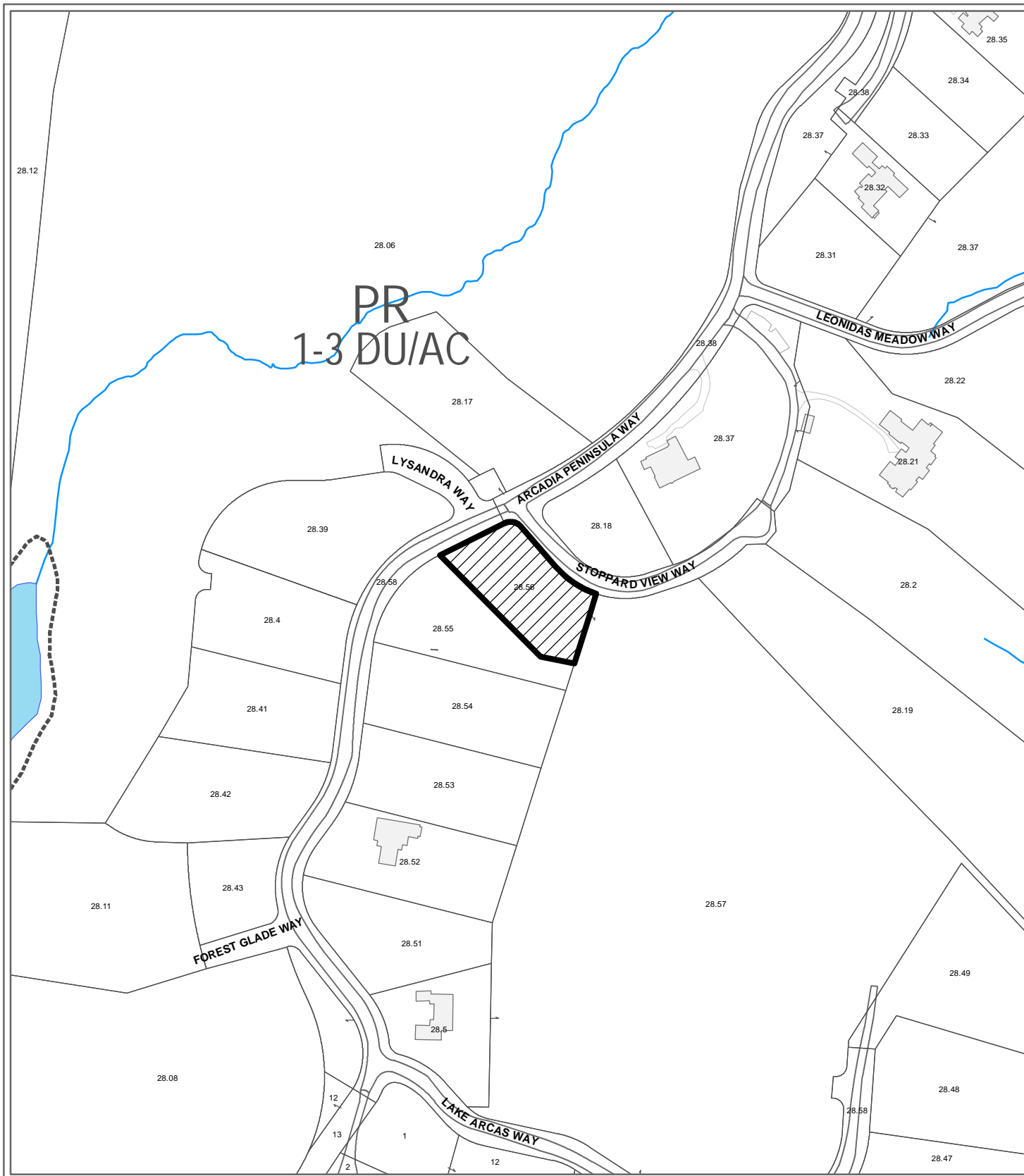
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan designates this property for rural residential use and is within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan. The proposal is consistent with both plans.

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.



**9-F-19-UR
USE ON REVIEW**



Reduce front setback from 30' to 20' and rear setback from 125' to 75' in PR (Planned Residential)

Original Print Date: 8/19/2019
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Hickok, James and Lori

Map No: 163

Jurisdiction: County

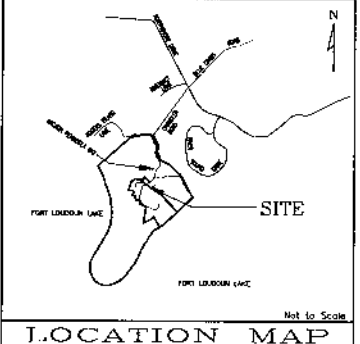


(LYSANDRA WAY)
 § JOINT PERMANENT EASEMENT
 (PRIVATE)

§ JOINT PERMANENT EASEMENT
 (STOPPARD VIEW WAY)(PRIVATE)
 (RECORDED AS INSTR#201509230019129)

IPF
 ELEV = 924.91
 § JOINT PERMANENT EASEMENT
 (ARCADIA PENINSULA WAY)
 (PRIVATE)

233
 ARCADIA PHASE 1B SUBDIVISION
 INSTR. #201707110002166



- NOTES:
- IRON PINS FOUND (IPF) SHOWN ON PLAT. ALL OTHERS SET BY ENGINEER, UNLESS NOTED OTHERWISE ON PLAT.
 - 10' UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS RIDGE AC1 EXTERIOR LOT LINES AND ALONG ALL ROADS. 5' UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS ALONG BOTH SIDES OF ALL INTERIOR LOT LINES, PLUS OTHER EASEMENTS AS SHOWN. UTILITY AND DRAINAGE EASEMENTS TO BE CENTERED ABOUT DRAINAGE STRUCTURES AS INSTALLED.
 - SANITARY SLOPE EASEMENT OF 15', 7.5' EACH SIDE OF SEWER AS INSTALLED (WHERE APPLICABLE). WATER LINE EASEMENT OF 15', 7.5' EACH SIDE OF WATER LINE AS INSTALLED (WHERE APPLICABLE).
 - QUALITY BY NORTH BASED ON TVA LAND ACQUISITION MAP NO. 106442142 DATED JUNE 1944.
 - THIS PROPERTY IS ZONED P1 AND CONTAINS 37,533 SF.
 - ALL TOPOGRAPHY BASED ON 2008.

USE ON REVIEW REQUEST
 REVISE PREVIOUS BUILDING SETBACKS AS FOLLOWS:
 FRONT SETBACK FROM 50' TO 20'
 REAR SETBACK FROM 125' TO AS SHOWN ON PLAN

USE ON REVIEW
 FOR
 ARCADIA PENINSULA, PHASE 1B
 LOT 232

CLT MAP 163, PARCEL 28.56
 DISTRICT 6, KNOX COUNTY, TENNESSEE
 SCALE: 1" = 30' JULY 25, 2019

BATSON, HIMES, NORVELL & POE
 REGISTERED ENGINEERS & LAND SURVEYORS
 4334 PAPERMILL DRIVE
 KNOXVILLE, TENNESSEE 37909
 PHONE: (865) 588-6472
 FAX: (865) 588-6473
 email@bhn-p.com

24000-LOT 232

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9-F-19-UR

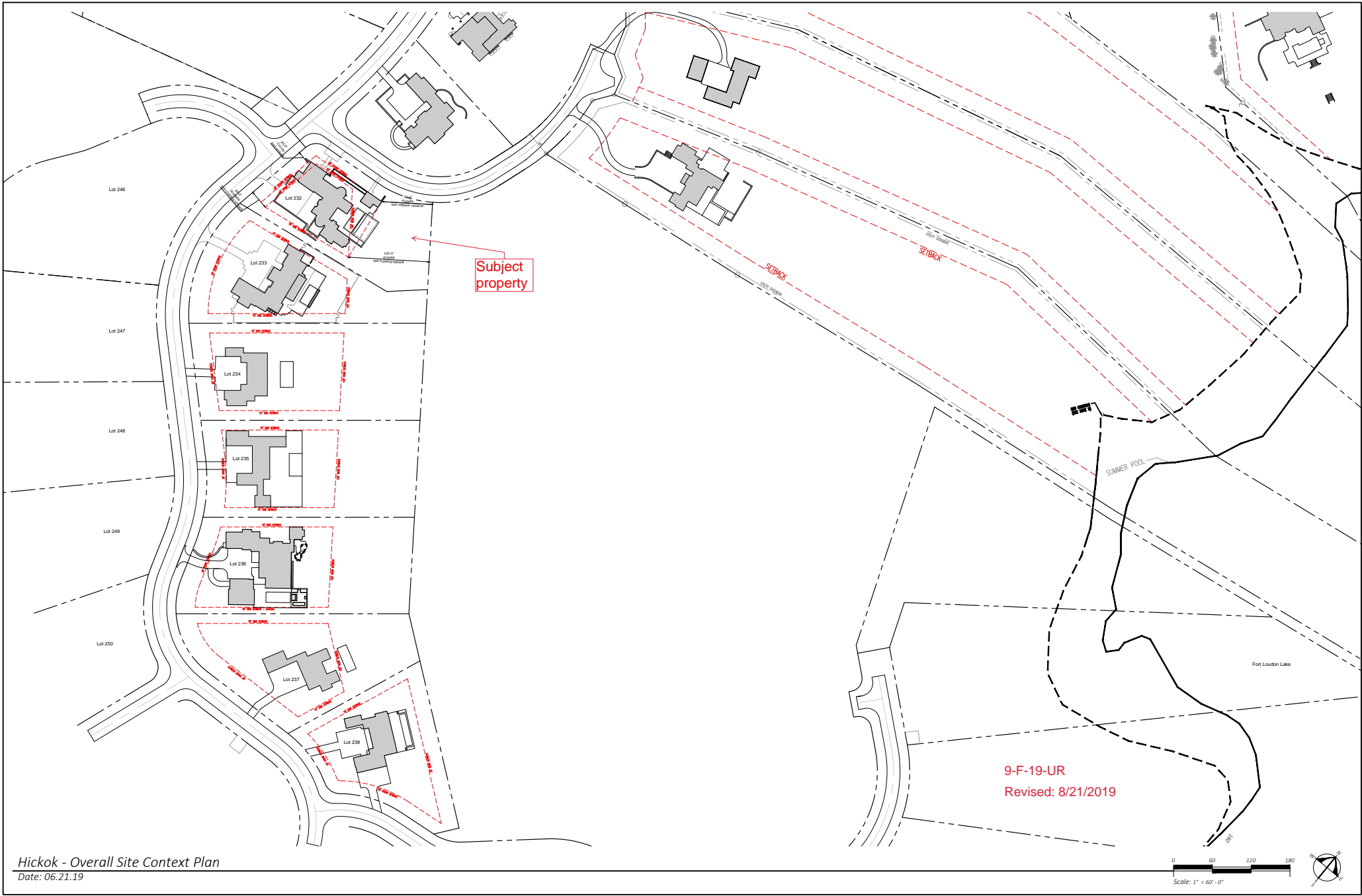
RECEIVED
 JUL 29 2019
 Knoxville-Knox County
 Planning

LEGEND	
□ PRM	PERMANENT REFERENCE MONUMENT
● IPF	IRON PIN FOUND
• IPF	IRON PIN SET
○ CC	CLAMP-OUT
	POWER POLE
	GRADE WIRE
WV	WATER VALVE
WM	WATER METER
GV	GAS VALVE
CB	CATCH BASIN
JB	JUNCTION BOX
RCF	RCF (REINFORCED CONCRETE PIPE)
---	FENCE
---	GAS LINE
---	OVERHEAD UTILITIES
---	UNDERGROUND ELECTRIC
---	WATER LINE
---	SANITARY SEWER LINE

OWNER:
JAMES C. & LORI A. HICKOK
 363 AXTON DR.
 KNOXVILLE, TN 37934

PLAT REFERENCE: INSTR.#201701170044353
 DEED REFERENCE: INSTR.#201707110002166





Subject property

9-F-19-UR
Revised: 8/21/2019





DEVELOPMENT REQUEST



DEVELOPMENT

- Development Plan
- Use on Review / Special Use

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Knoxville-Knox County
- Rezon Planning

James & Lori Hickok

Applicant

7/29/19

Date Filed

9/12/19

Meeting Date (if applicable)

9-F-19-UR

File Numbers(s)

CORRESPONDENCE

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

- Applicant
- Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

David Harbin

Name

Batson, Himes, Norvell & Poe

Company

4334 Papermill Drive

Address

Knoxville

City

TN

State

37909

Zip

865-588-6472

Phone

harbin@bhn-p.com

Email

CURRENT PROPERTY INFO

same as applicant

Owner Name (if different)

363 Axton Drive

Owner Address

Owner Phone

0 Arcadia Peninsula Way

Property Address

map 103

Parcel ID

parcel

28.56

South side of Arcadia Peninsula Way @ intersection of Arcadia Peninsula Way and Stoppard View Way

General Location

37,533 SF

Tract Size

S

Jurisdiction (specify district above)

- City
- County

PR

Zoning District

Southwest County

Planning Sector

RR

Sector Plan Land Use Classification

rural area

Growth Policy Plan Designation

vacant

Existing Land Use

N

Septic (Y/N)

FUD

Sewer Provider

FUD

Water Provider

REQUEST

DEVELOPMENT	<input type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Use on Review / Special Use <input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential		
	<input type="checkbox"/> Home Occupation (specify): _____ <input checked="" type="checkbox"/> Other (specify): <u>revise previous front setback from 30' to 20' and rear setback from 125' to as shown on plan.</u>		
SUBDIVISION	<input type="checkbox"/> Proposed Subdivision Name: _____		Unit / Phase Number: _____
	<input type="checkbox"/> Parcel Change <input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel Total Number of Lots Created: _____		
	<input type="checkbox"/> Other (specify): _____		
	<input type="checkbox"/> Attachments / Additional Requirements		
ZONING	<input type="checkbox"/> Zoning Change: _____ Proposed Zoning: _____		
	<input type="checkbox"/> Plan Amendment Change: _____ Proposed Plan Designation(s): _____		
	<input type="checkbox"/> Proposed Property Use (specify): _____	Proposed Density (units/acre): _____	Previous Rezoning Requests: _____
	<input type="checkbox"/> Other (specify): _____		

STAFF USE ONLY

PLAT TYPE

- Administrative Meeting

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	
FEE 2:	\$ 450
FEE 3:	

AUTHORIZATION

James Reed
Staff Signature

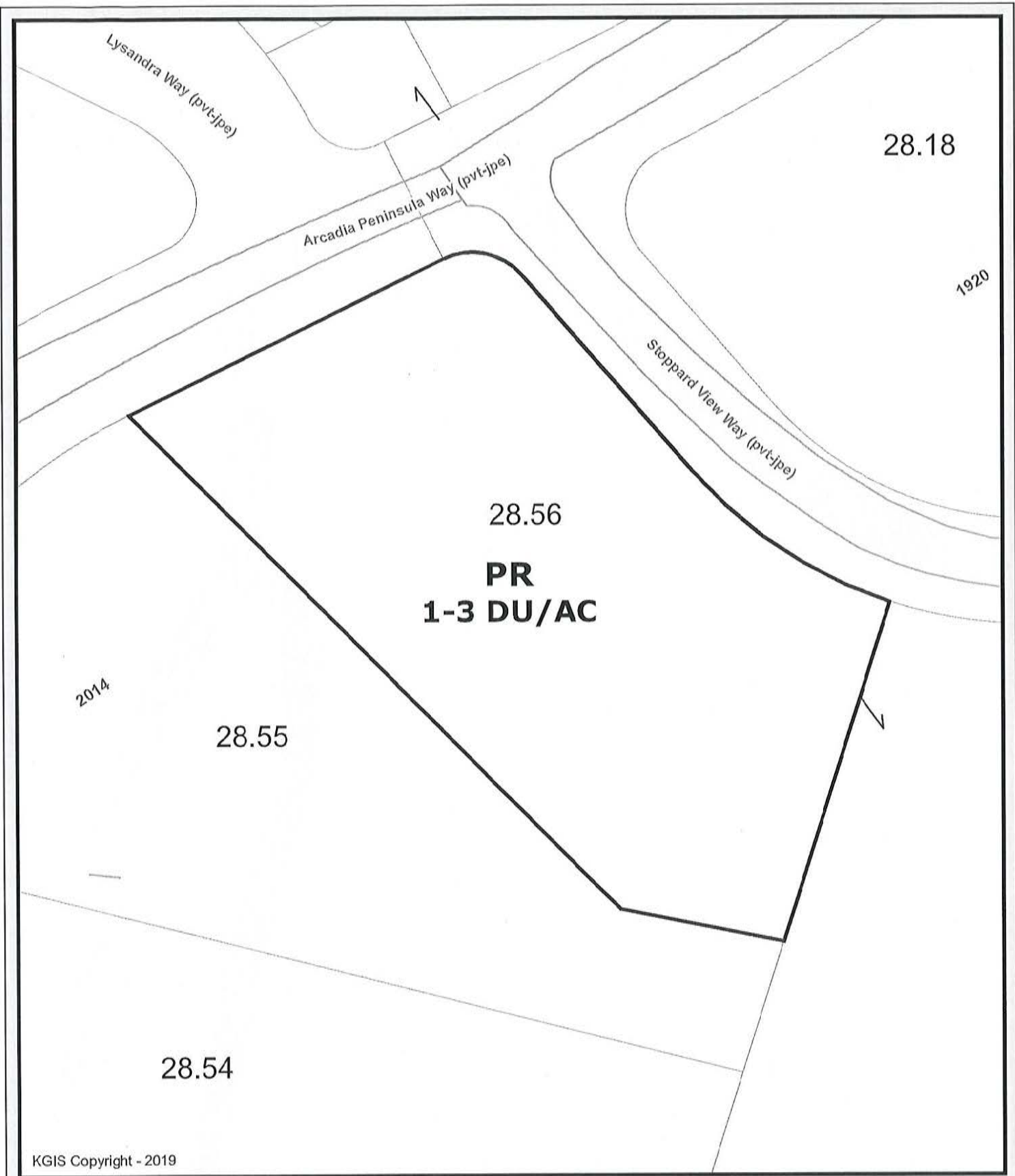
James Reed
Please Print

7/29/19
Date

David Harbin
Applicant Signature

David Harbin
Please Print

7/29/19
Date



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Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



Printed: 7/29/2019 at 2:55:00 PM



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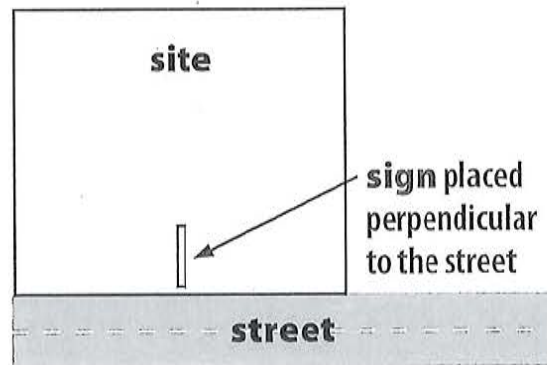
REQUIRED SIGN POSTING AGREEMENT

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 MPC Administrative Rules and Procedures.

At the time of application, MPC 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 MPC 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. MPC 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 MPC 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 MPC 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:

(Wed) Aug 28th and (Fri) Sept 13th
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: Lon Hickok

Printed Name: James & Lori Hickok

Phone: _____ Email: _____

Date: 7/29/19

MPC File Number: 9-F-19-UR