

SPECIAL USE REPORT

► **FILE #:** 11-E-20-SU

AGENDA ITEM #: 46

AGENDA DATE: 11/12/2020

► **APPLICANT:** KELSY HENDERSON

OWNER(S): Judy Leash

TAX ID NUMBER: 92 07504R

[View map on KGIS](#)

JURISDICTION: City Council District 3

STREET ADDRESS: 6260 Patel Way

► **LOCATION:** Southeast side of Patel Way, north of Piney Grove Church Rd.

► **APPX. SIZE OF TRACT:** 3500 square feet

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: N/A

ACCESSIBILITY: Access is via Patel Way, a private street with a pavement width of 26 ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Ten Mile Creek

► **ZONING:** RN-3 (General Residential Neighborhood) / PD (Planned Development)

► **EXISTING LAND USE:** Attached residential

► **PROPOSED USE:** Reduce peripheral setback from 25 ft. to 11 ft.

HISTORY OF ZONING: The property was zoned RN-3 / PD when the new City zoning ordinance became effective January 2020. The property was formally zoned RP-1 1-5.9 du/ac.

SURROUNDING LAND USE AND ZONING: North: Attached residential / RN-3 (General Residential Neighborhood) & PD (Planned Development)

South: Rural & Single family residential / AG (General Agricultural)

East: Rural & Single family residential / AG (General Agricultural)

West: Attached residential / RN-3 (General Residential Neighborhood) & PD (Planned Development)

NEIGHBORHOOD CONTEXT: This property is located within the Piney Grove Woods Condo development, off of Piney Grove Church road. The area is developed with attached and detached residential uses in the RN-3, RN-1, and AG zone districts.

STAFF RECOMMENDATION:

► **APPROVE the request to reduce the peripheral setback immediately behind the subject residence from 25 feet to 11 feet, subject to 2 conditions.**

1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the City of Knoxville Dept. of Engineering.

With conditions noted above, this request meets the requirements of the former RP-1 zone (current zoning RN-3/PD), the previously approved development plan, and the other criteria for approval of a special use for modifications to previously approved planned districts per Article 1.4.G.

COMMENTS:

The Piney Grove Woods Condos development was approved by the Planning Commission in 2001 and was zoned RP-1 which had a 25-foot peripheral setback. The applicant wants to add a one-story sunroom to the rear of the condo unit that is 12' deep by 17' wide. The addition will have a shed roof with a maximum height of approximately 9'. The adjacent property to the rear is a wooded portion of a lot zoned AG (General Agriculture) with a house that is near Piney Grove Church Road. The adjacent property is bisected by a branch of the Ten Mile Creek so wooded portion of the lot behind the subject property is unlikely to be developed.

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

1. The proposed addition has a shed roof which limits the visibility and impact on the adjacent property the southeast.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE CITY OF KNOXVILLE ZONING ORDINANCE

1. With the recommended conditions, the proposed sunroom addition meets the standards for development within the former RP-1 (Planned Residential) 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 use will not draw additional traffic through residential areas.

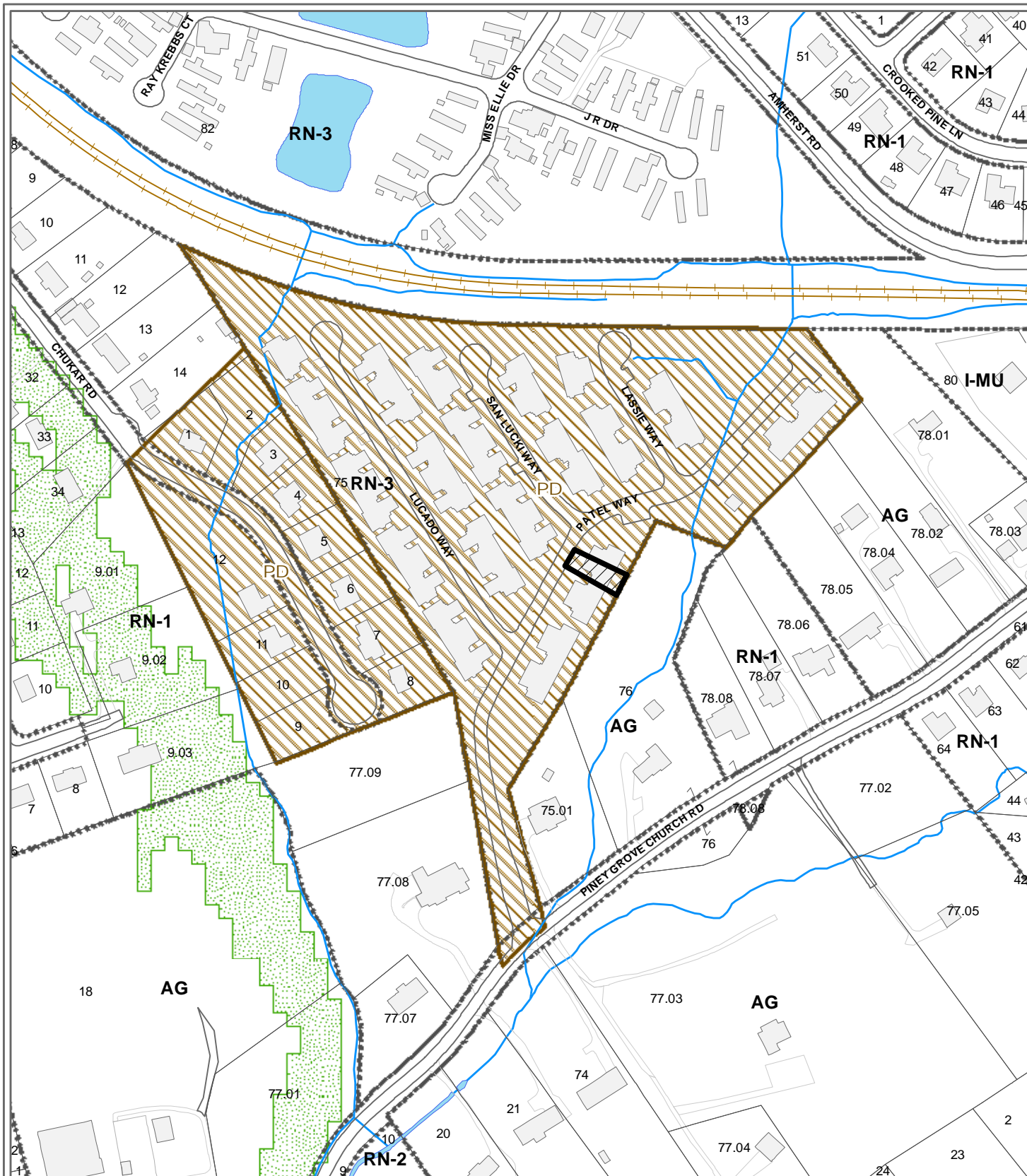
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan and the One Year Plan identifies this property for low density residential uses which allows consideration of up to 6 du/ac. The proposed development is consistent with the Sector Plan and One Year Plan.
2. The site is located within the City limits on the Knoxville-Knox County-Farragut Growth Policy Plan map.

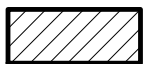
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



**11-E-20-SU
SPECIAL USE**

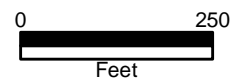


Reduce peripheral setback from 25 ft. to 11 ft. in RN-3 (General Residential Neighborhood)

Original Print Date: 10/20/2020 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Henderson, Kelsy

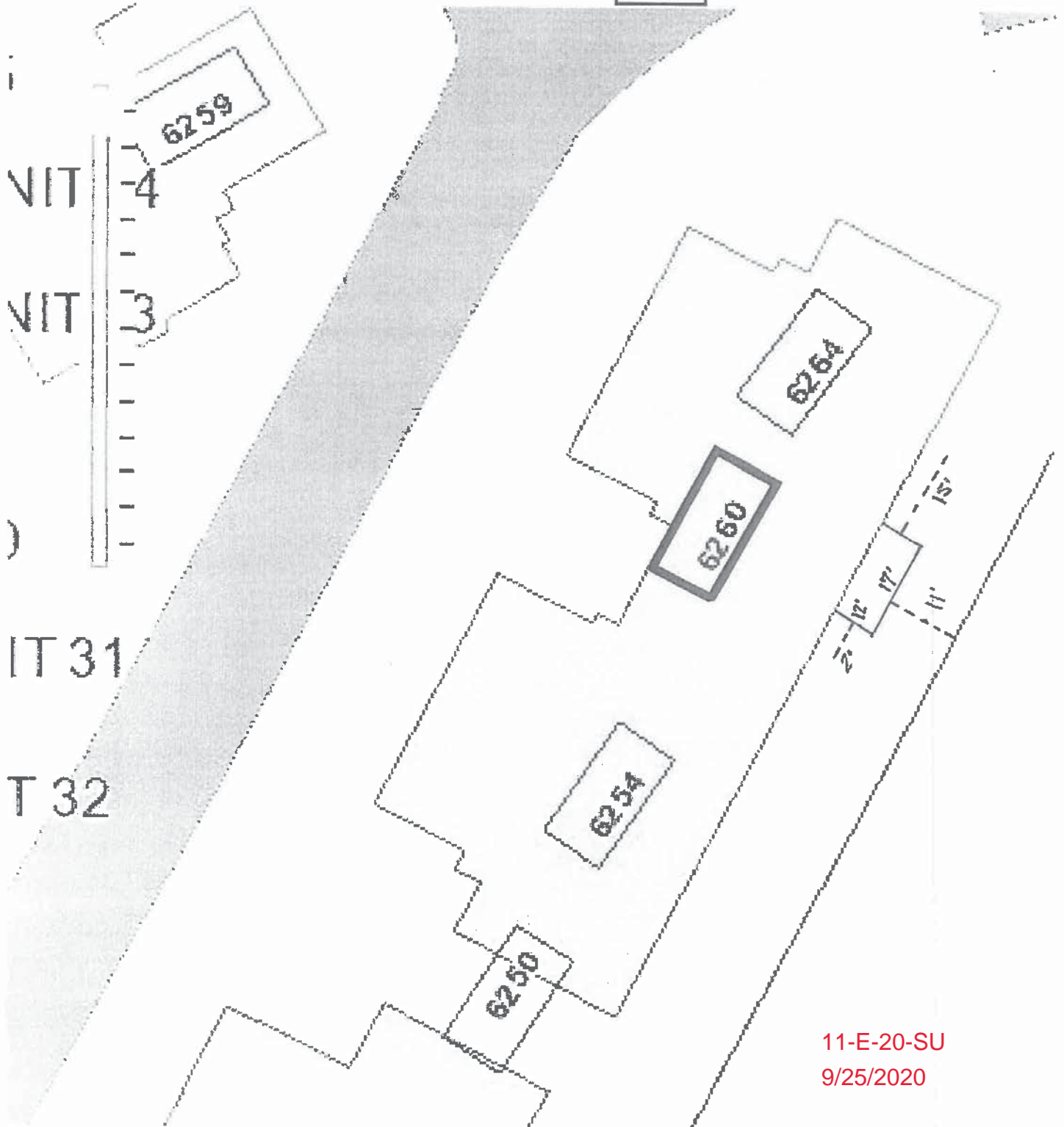
Map No: 92
Jurisdiction: City





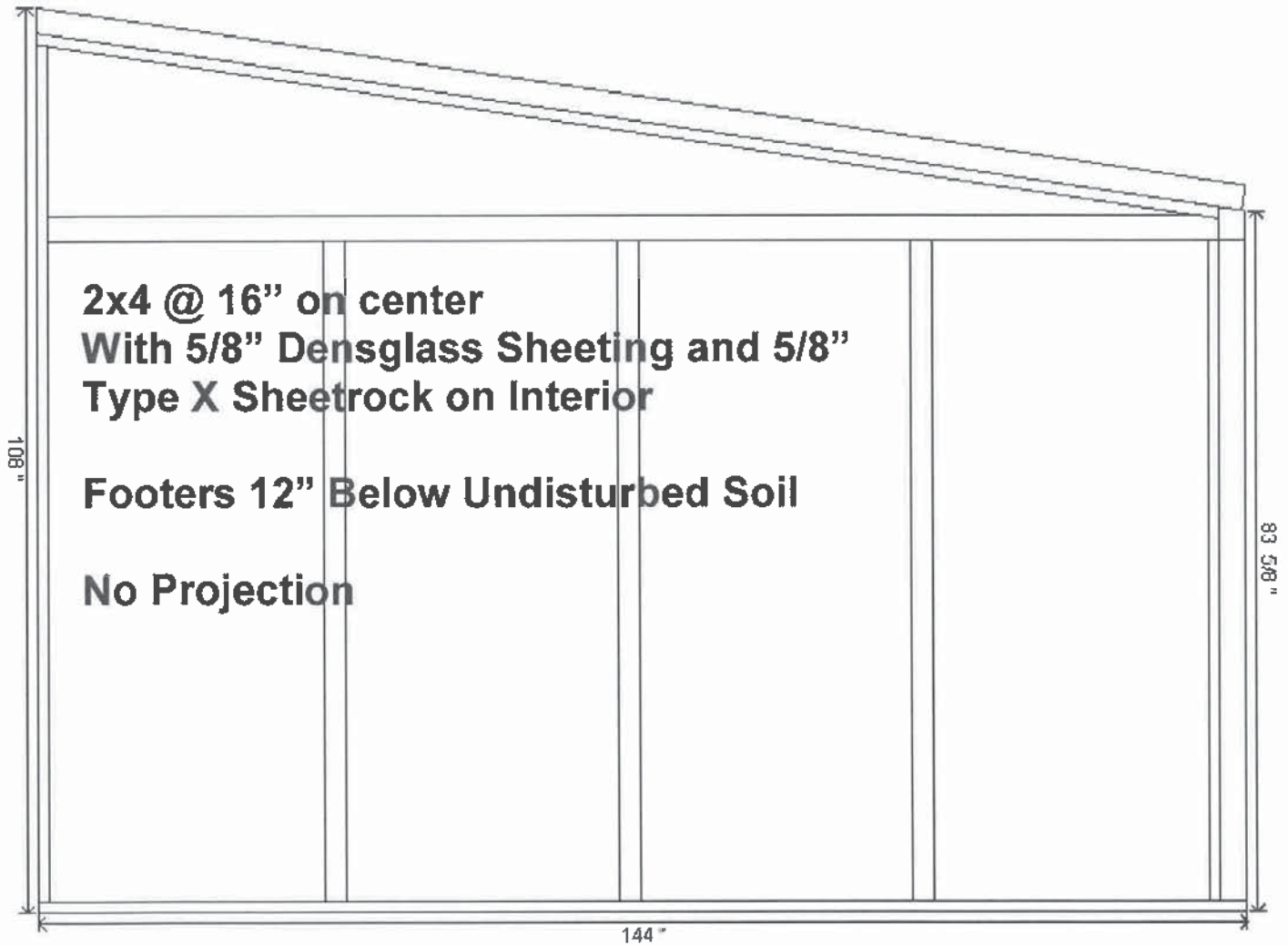
KGIS Maps


a Kgis website



11-E-20-SU
9/25/2020

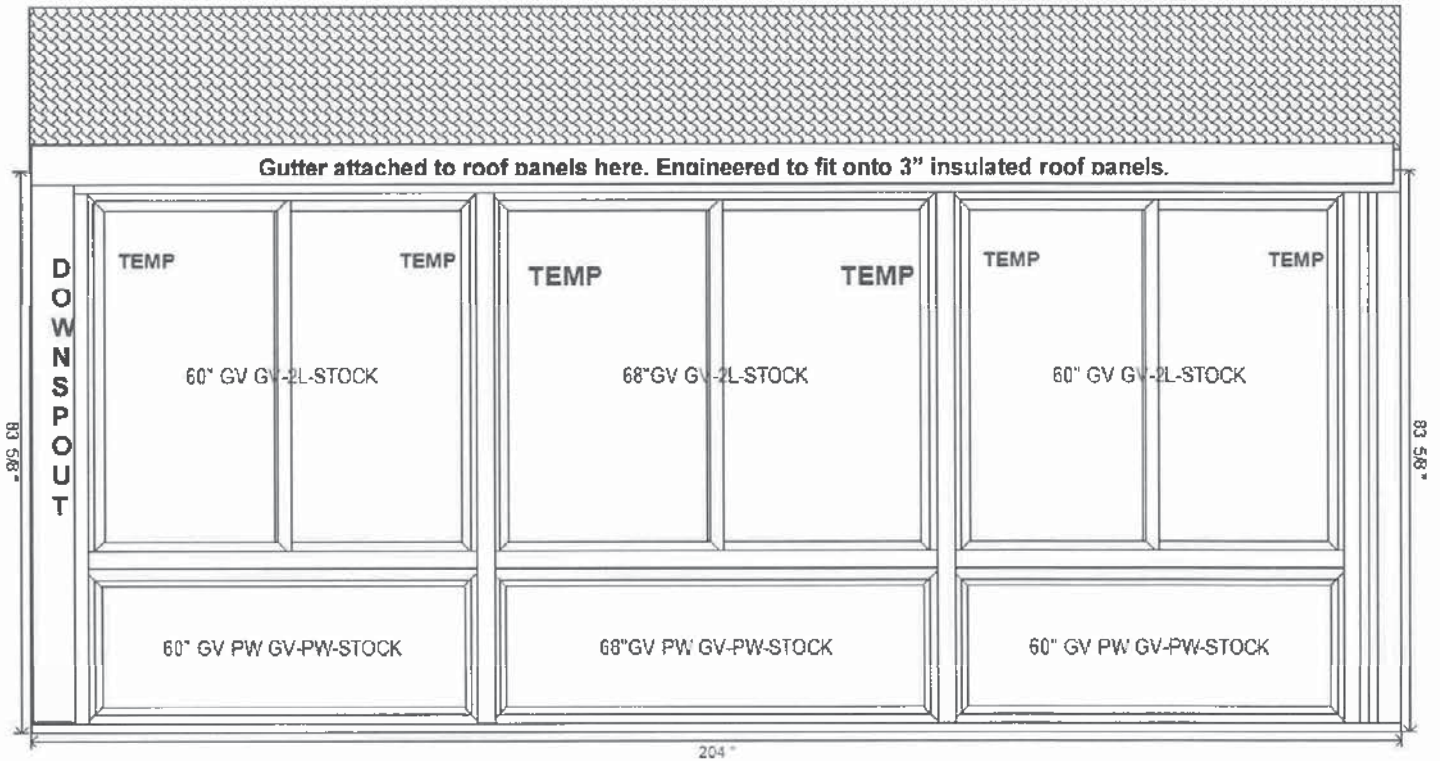
A Wall




	Dealer Name:		ATC Customer	
	Job Name:		Leach	
	Site Address:			
Wind Load:		90 MPH	Snow Load:	20 PSF

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 9/25/2020

B Wall

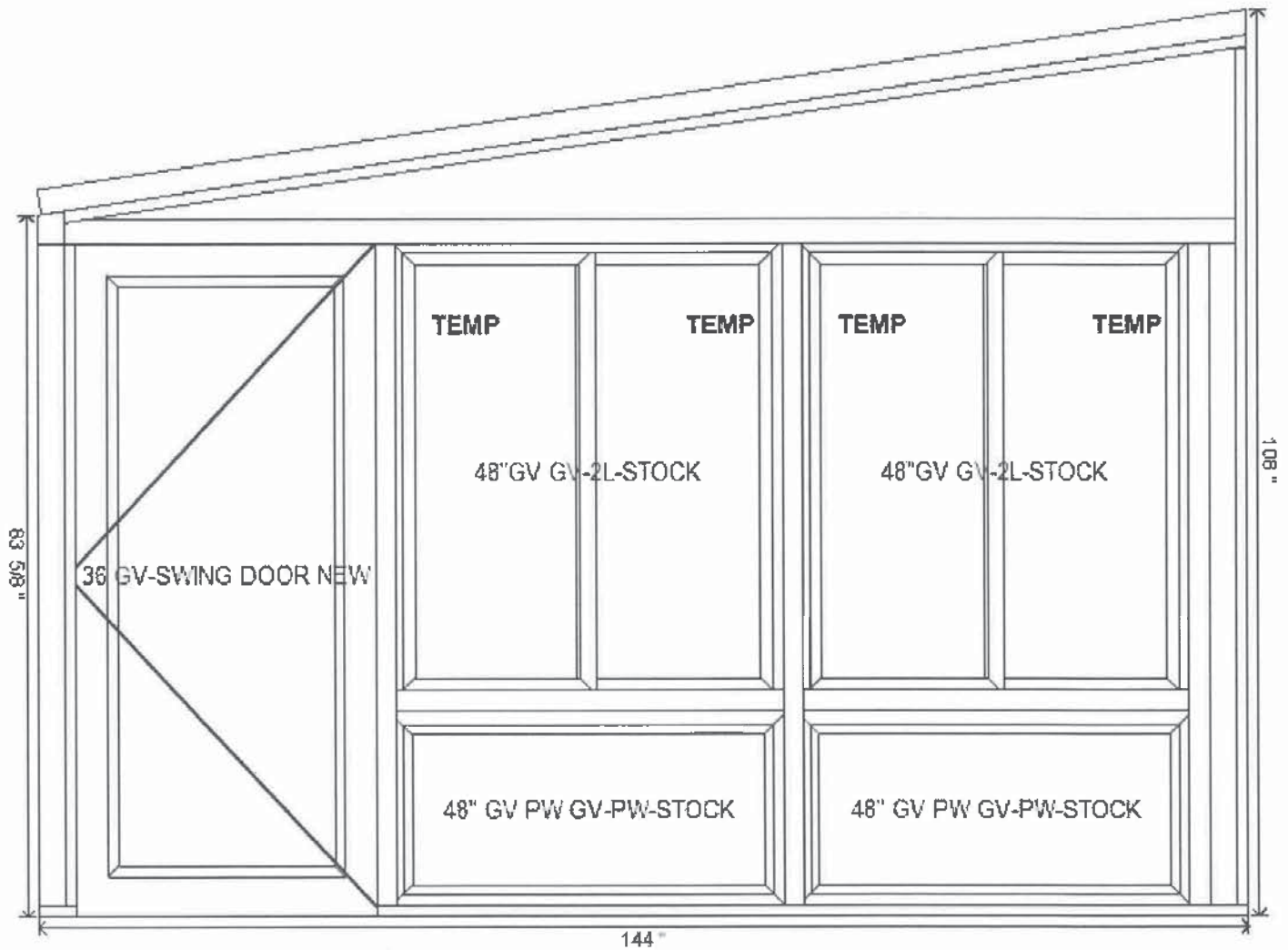



	Dealer Name:		ATC Customer	
	Job Name:		Leach	
	Site Address:			
Wind Load:		90 MPH	Snow Load:	20 PSF

11-E-20-SU
 9/25/2020

ORDER: 17506
 LINE ITEM: 1
 DATE: 6/11/2020

C Wall

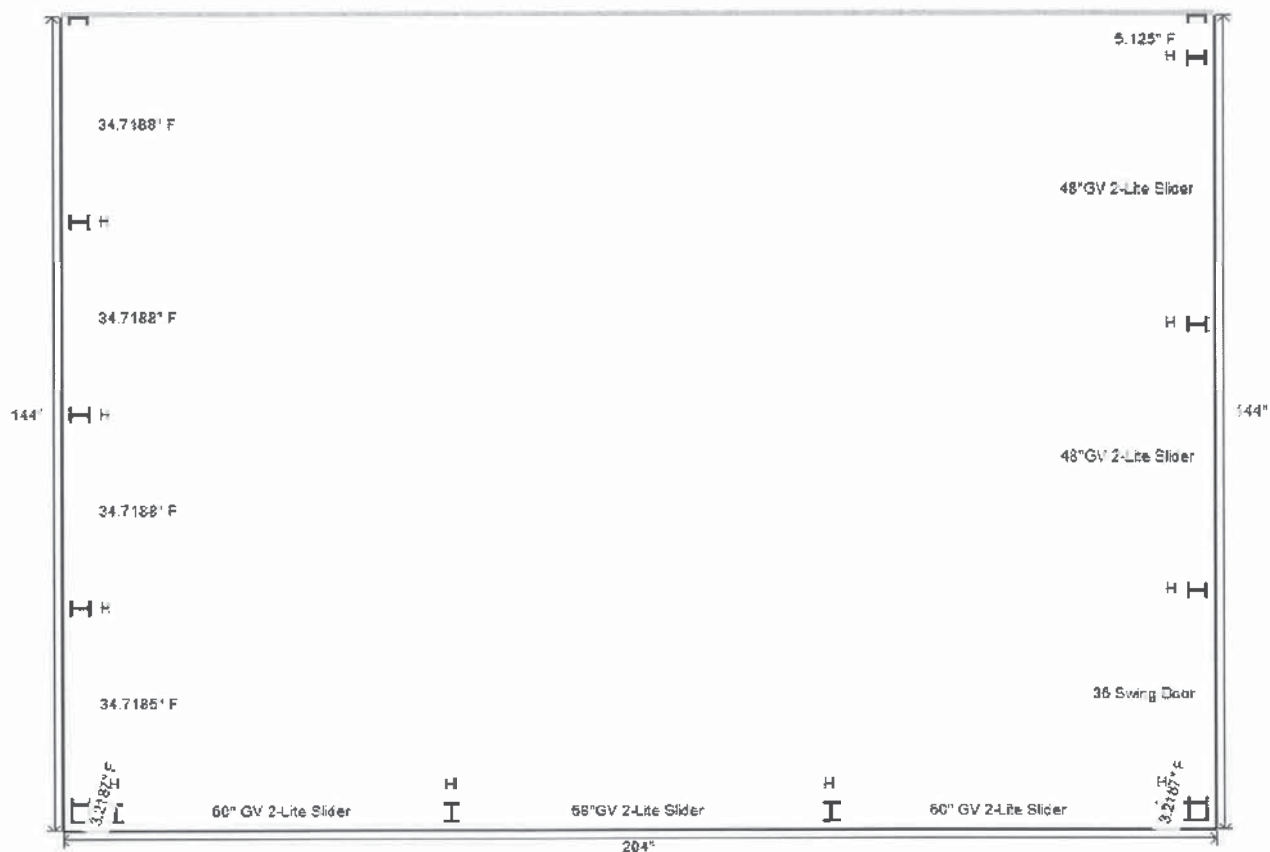



	Dealer Name:		ATC Customer	
	Job Name:		Leach	
	Site Address:			
Wind Load:		90 MPH	Snow Load:	20 PSF

Category II Sunroom- Thermally Insulated With Enclosed Walls

ORDER: 17506
LINE ITEM: 1
DATE: 6/11/2020

Floor Plan



	Dealer Name:		ATC Customer	
	Job Name:		Leach	
	Site Address:			
Wind Load:		90 MPH	Snow Load:	20 PSF

Legend:
H - H-mullion
HC - H-mullion w/ chaseway
CR - Clamp Raceway
GP - Gable Post
RP - Raceway Gable Post
* Possible electrical location



Development Request

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☒ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ SP ☐ OYP
☐ Rezoning

Kelsy Henderson

Applicant Name

9/25/2020

Date Filed

11/12/2020

Meeting Date (if applicable)

Contractor

Affiliation

File Number(s)

11-E-20-SU

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

Kelsy Henderson

ATC Contractors, Inc

Name
4001 Bruhin Road
Company
Knoxville TN 37918

Address
865-919-4664
City State ZIP

margie@atcroofs.com

Phone Email

CURRENT PROPERTY INFO

Judy Leash 6260 Patel Way Knoxville, TN 423-907-2736

Owner Name (if different) Owner Address Owner Phone

6260 Patel Way Knoxville, TN 37909 092 07504R (part of)

Property Address Parcel ID

STAFF USE ONLY

Southeast side of Patel Way, North of Piney Grove Church Road Approx. 3,500 sqft
General Location Tract Size

3rd RN-3 (formally RP-1)

Jurisdiction (specify district above) ☒ City ☐ County Zoning District

Northwest County LDR Inside City
Planning Sector Sector Plan Land Use Classification Growth Policy Plan Designation

Attached residential No KUB KUB
Existing Land Use Septic (Y/N) Sewer Provider Water Provider

DEVELOPMENT REQUEST

☐ Development Plan ☒ Use on Review / Special Use ☐ Hillside Protection COA

☐ Residential ☐ Non-Residential

Home Occupation (specify) _____

Other (specify) Reduce Set-Back from 25' to 11'

Related City Permit Number(s)

R20-0970

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Unit / Phase Number _____

☐ Combine Parcels

☐ Divide Parcel

Total Number of Lots Created _____

☐ Other (specify) _____

☐ Attachments / Additional Requirements _____

Related Rezoning File Number

ZONING REQUEST

☐ Zoning Change

Proposed Zoning _____

☐ Plan Amendment Change

Proposed Plan Designation(s) _____

Pending Plat File Number

Proposed Density (units/acre) _____

Previous Rezoning Requests _____

☐ Other (specify) _____

STAFF USE ONLY**PLAT TYPE**

☐ Staff Review

☐ Planning Commission

ATTACHMENTS

☐ Property Owners / Option Holders

☐ Variance Request

ADDITIONAL REQUIREMENTS

☐ Design Plan Certification (*Final Plat*)

☐ Use on Review / Special Use (*Concept Plan*)

☐ Traffic Impact Study

☐ COA Checklist (*Hillside Protection*)

Fee 1

0402

Fee 2

Fee 3

Total

\$450.00

AUTHORIZATION

By signing below, I certify I am the property owner, applicant or the owners authorized representative.

Applicant Signature

919-4664

Please Print

Email

Michael Reynolds

Please Print

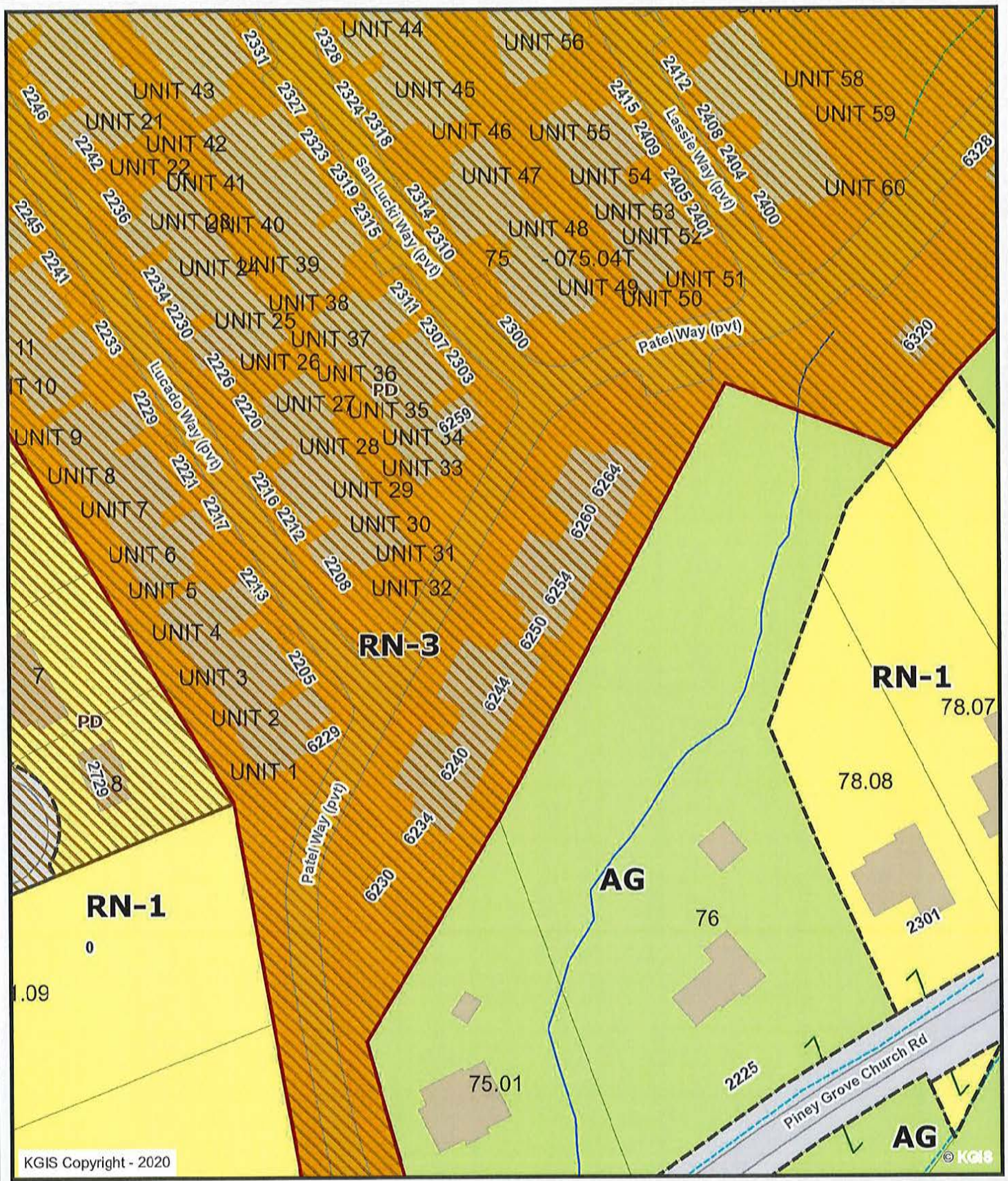
Date

9/28/2020

Date

Phone Number

Staff Signature



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Knoxville - Knox County - KUB Geographic Information System



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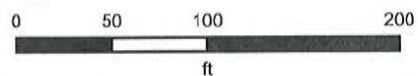


Letter Portrait

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