

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 5-B-20-UR **Related File Number:**
Application Filed: 2/26/2020 **Date of Revision:**
Applicant: BENCHMARK ASSOCIATES, INC.

PROPERTY INFORMATION

General Location: Northeast of Laurens Glen Ln., southeast of Nubbin Ridge Rd.
Other Parcel Info.:
Tax ID Number: 145 H M 001 **Jurisdiction:** County
Size of Tract: 13115 square feet
Accessibility: Access is via Laurens Glen Lane, a local road with a pavement width of 26 ft and right of way of 50 ft, and Nubbin Ridge Road, a major collector with a pavement width of approximately 19 ft and a right of way of 60 ft (per the Major Road Plan).

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Reduce Peripheral Setback from 35' to 20' along the northeastern boundary line **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is located in an area of agricultural and single family residential uses developed in the A, RA, and PR zones along Nubbin Ridge Rd.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 1506 Laurens Glen Ln.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) & A (Agricultural)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: This property was last zoned in 2003 from Agricultural to Planned Residential (1-3 du/ac)

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Tarren Barrett

Staff Recomm. (Abbr.): APPROVE the request to reduce the peripheral setback from 35' to 20' for Lot 1 of the Laurens Glen Subdivision subject to the 3 conditions.

Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Department.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.
3. Meeting all applicable requirements of Knox County Department of Engineering and Public Works.

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 subject lot (Lot 1) has an irregular shape, being within the second horizontal curve of Laurens Glen Lane. The house proposed on the development plan is of the same basic footprint as the other houses and the other houses in the subdivision have garages that project out in front of the body of the house, which pushes the house further back on the lot and into the peripheral setback. This development plan looks to create an extension for the rear of the house, possibly for the use of a deck or sunroom. This lot adjoins an undeveloped portion of property zoned Agricultural with a 10 ft side yard. Although the subject lot has a small piece of Agricultural area on the parcel, it does not conflict with any setbacks for a single-family residence as shown on the development plan within the PR district.

The reduced peripheral setback will be consistent with other lots in the subdivision with a similar setback.

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

1. The proposed use will have no impact on schools.
2. No significant traffic will be added to the surrounding roads with the approval of this request since access is from an internal subdivision (local) road.
3. There will be no impact on utility requirements in the area.

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

1. 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 since the site has access to a local street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan designates this property for Low-Density Residential use. The residential use is compatible with the sector plan designations.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved

Meeting Date: 5/14/2020

Details of Action:

Summary of Action: APPROVE the request to reduce the peripheral setback from 35' to 20' for Lot 1 of the Laurens Glen Subdivision subject to the 3 conditions.

Date of Approval: 5/14/2020 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** ☐ **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Board of Zoning Appeals

Date of Legislative Action: **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**