

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 1-A-20-UR **Related File Number:**
Application Filed: 10/30/2019 **Date of Revision:**
Applicant: DELLA EVANS

PROPERTY INFORMATION

General Location: West side Penny Ln., southeast of Mynatt Rd
Other Parcel Info.:
Tax ID Number: 48 J A 03602 **Jurisdiction:** County
Size of Tract: 17226 square feet
Accessibility: Access is via Penny Ln, a local street with 12' of pavement within 40' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residential
Surrounding Land Use:
Proposed Use: Garage apartment **Density:** 5 du/ac
Sector Plan: North County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is developed with single family houses on small and large lots in the RA, RB and A zones, and several mobile home parks in the RB zone. Tommy Schumpert Park is located approximately 1.5 miles to the west.

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

Street: 6513 Penny Ln.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: None noted.

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: Mike Reynolds

Staff Recomm. (Abbr.): APPROVE the requested garage apartment in the RA zone, subject to 2 conditions.

Staff Recomm. (Full): 1) Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2) Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the RA zone, as well as other criteria for approval of a use on review.

Comments: This proposal is for an accessory structure that includes a detached garage and a "garage apartment" on the second level. Garage apartments are defined as "a dwelling unit erected above a private garage". The structure will be located at the end of the existing driveway. There is an existing accessory structure in this location that will be moved to the northwest corner of the rear yard. The combined lot coverage of all the structures is approximately 15 percent and the RA zone allows a maximum lot coverage of 30 percent.

The accessory structure is 18' tall, measured to the bottom of the ceiling joists as allowed by the RA zone district. The new and relocated accessory structures will be a minimum of 10' to adjacent property lines, which meets the minimum requirements of the RA zone. The recorded plat for the property has a 10' utility and drainage easement along all property lines.

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

1. The proposed garage apartment will have minimal impact on local services since utilities are available to serve this site.
2. The proposal will not significantly increase traffic on Penny Lane, which is a substandard road because of the pavement width. However, the road does have shoulders that does allow for opposing vehicles to pass.

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

1. The proposed garage apartment meets the standards for development within the RA (Low Density Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed garage apartment 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 North County Sector Plan designates this property for low density residential (LDR) uses.
2. The RA Zone district is allowed in the LDR sector plan designation and the RA zone allows consideration of garage apartments on lots with a minimum lot size of 12,000 sqft if served by sanitary sewer.
3. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved

Meeting Date: 1/9/2020

Details of Action:

Summary of Action: APPROVE the requested garage apartment in the RA zone, subject to 2 conditions.

Date of Approval: 1/9/2020

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: