

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 1-A-26-UR **Related File Number:**
Application Filed: 11/21/2025 **Date of Revision:**
Applicant: MICHAEL SEEMER

PROPERTY INFORMATION

General Location: East side of East Aiken Ln, north of George Williams Rd
Other Parcel Info.:
Tax ID Number: 132 J D 029 **Jurisdiction:** County
Size of Tract: 1.14 acres
Accessibility: Access is via East Aiken Lane, an unstriped local street with a cul-de-sac and 50-80 ft of pavement width within a right-of-way width that varies from 75-120 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential
Surrounding Land Use:
Proposed Use: Garage apartment **Density:**
Planning Sector: Southwest County **Plan Designation:** SR (Suburban Residential), HP (Hillside Ridgetop Protection)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The subject property is in a residential area predominantly featuring single family houses, with multifamily developments to the northeast. West Valley Middle School is one mile to the southeast. There are commercial uses along Kingston Pike to the north.

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

Street: 9501 EAST AIKEN 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:

Samiul Haque

Staff Recomm. (Abbr.):

Approve the request for a garage apartment in the RA (Low Density residential) zone, subject to 3 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. If, during plat approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary as caused by this development, the developer will either enter into a Memorandum of Understanding with the County for these improvements or reimburse the County for their direct expenses (if completed by County crews) to make corrections deemed necessary.

Comments:

This request is for a garage apartment on a 1.14-acre lot that currently accommodates a two-story house. A garage apartment is defined as a dwelling unit above a private garage. The structure is proposed on the north side of the existing house, 21.8 ft away from the nearest property boundary.

DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10, SECTION 2)
The planning commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

- 1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICIES, INCLUDING THE COMPREHENSIVE PLAN OF KNOX COUNTY.
 - A. The SR (Suburban Residential) place type of the property, as defined in the Knox County Comprehensive Plan, recommends single family residential as a "primary use" and attached residential as a "secondary use". A garage apartment is an alternative residential dwelling type that is consistent with the SR area's intent to provide a range of housing sizes and styles. The proposed structure also conforms to the recommended form attributes of the SR place type (i.e., maximum building height of 2 stories and setbacks of 20-30 ft).
 - B. The proposed garage apartment is consistent with the Comprehensive Plan's Implementation Policy 6 to promote attainable housing that meets the needs of future and current residents.
 - C. The proposed development is also compatible with the subject property's location in the Planned Growth Area of the Growth Policy Plan, which encourages a reasonably compact pattern of development offering a wide range of housing choices.
- 2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.
 - A. The RA zone is intended to provide for residential areas with low population densities. The proposed garage apartment is permitted via the Use on Review process. The lot meets the minimum lot size requirement of 12,000 sf for a garage apartment in the RA zone.
 - B. The structure meets the minimum side and rear setback requirements for a dwelling as well as for an accessory structure.
- 3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATIONS OF BUILDINGS IN THE VICINITY.
 - A. The houses in the States View subdivision are predominantly 2-story, including the house on the subject lot. The proposed 2-story structure is comparable in size and scale to the surrounding structures.
- 4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC CONGESTION OR OTHER IMPACTS WHICH MAY DETRACT FROM THE IMMEDIATE ENVIRONMENT.

A. No adverse impacts are anticipated. The proposed garage apartment is considered a low-density residential use and is compatible with other low-density residential uses in the area.

B. As mentioned before, the garage apartment is proposed 21.8 ft away from the northern property boundary. There is an approximate 100-ft distance between the proposed structure and the nearest existing house to the north.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

A. A garage apartment would be a minor increase in density for the area and would not significantly impact traffic on any residential streets.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed residential use.

Action: Approved with Conditions **Meeting Date:** 1/8/2026

Details of Action:

Summary of Action: Approve the request for a garage apartment in the RA (Low Density residential) zone, subject to 3 conditions.

Date of Approval: 1/8/2026 **Date of Denial:** **Postponements:**

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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: