

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 10-A-20-UR **Related File Number:**
Application Filed: 8/21/2020 **Date of Revision:**
Applicant: TODD RECHENBACH

PROPERTY INFORMATION

General Location: East side of Arnold Ln., southeast of Clear Springs Rd.
Other Parcel Info.:
Tax ID Number: 143 01206 **Jurisdiction:** County
Size of Tract: 5 acres
Accessibility: Access is via Arnold Lane, a local street with 16 feet of pavement width within 40 feet of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residential
Surrounding Land Use:
Proposed Use: Garage apartment **Density:** 2.5 du/ac
Sector Plan: Northeast County **Sector Plan Designation:** LDR (Low Density Residential) & SP (Slope Protec
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This property is within the Holston River Preserve subdivision, developed with large lot detached houses in the RA zone.

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

Street: 10525 Arnold Ln.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential) & F (Floodway)
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 request for a garage apartment that is approximately 800 square feet, subject to 2 conditions.

Staff Recomm. (Full):

- 1) Meeting all applicable requirements of the Knox County Health Department.
- 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 District, and the 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 floor that has approximately 800 sqft of conditioned space. The floor area of the first floor garage is approximately 1,920 sqft, which includes a 480 sqft covered patio. The structure will be located at the end of the existing driveway and must have a minimum floor elevation of 861' because it is located at the edge of the Holston River 500-year floodplain. The lot is 5 acres so the combined lot coverage of all the structures is well below the maximum lot coverage of 30 percent in the RA zone. The lot is not serviced by public utilities so the Knox County Health Department must approve the septic system for the garage apartment.

The structure is approximately 18' tall, measured to the bottom of the ceiling joists as allowed by the RA zone district, and meets the required 5' side setback and 10' rear setback. The portion of the structure closest to the side lot line is 1-story tall and the 2-story portion, where the apartment is located, is inset an additional 11'.

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 it is not serviced by local water and sewer utilities.
- 2. The garage apartment is not located near any structures on the adjacent lot and the 2-story portion of the structure is located away from the side lot line, reducing the potential impact on the adjacent property.

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 proposed garage apartment will not draw significant traffic through residential neighborhoods.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Northeast County Sector Plan designates this property for low density residential (LDR) uses and stream protection (SP). The RA zone allows consideration of a garage apartment on lots with a minimum area of 20,000 sqft if not served by a sanitary sewer system, however, the health department could require a larger lot. The subject lot is 5 acres, with approximately 3.35 acres located above the 500-year floodplain of the Holston River.
- 2. The site is located within the Planned Growth area on the Knoxville-Knox County-Farragut Growth Policy Plan.

Action: Approved

Meeting Date: 10/8/2020

Details of Action:

Summary of Action: APPROVE the request for a garage apartment that is approximately 800 square feet, subject to 2 conditions.

Date of Approval: 10/8/2020

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: