

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 10-A-21-UR **Related File Number:**
Application Filed: 8/4/2021 **Date of Revision:**
Applicant: JOHN G. BROCK

PROPERTY INFORMATION

General Location: Northwest side of Harvey Road at Choto Farms Way, southwest of Choto Road
Other Parcel Info.:
Tax ID Number: 162 02944 **Jurisdiction:** County
Size of Tract: 2 acres
Accessibility: Access is off of Harvey Road, a local road with a 17-ft pavement width inside an approximately 42-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Historic Boyd Harvey House
Surrounding Land Use:
Proposed Use: Lodging and Boarding House **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This property is located in an area consisting of predominantly single family detached housing. Lot sizes vary from the smaller lots in the areas zoned PR and RA (Low Density Residential) to the larger lots in the areas zoned A.

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

Street: 1321 Harvey Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) / HZ (Historic Overlay)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: The HZ (Historic Overlay) zoning was added to the property in 2004 (Case 1-J-04-RZ)

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:

Michelle Portier

Staff Recomm. (Abbr.):

Approve the development plan for a bed and breakfast with up to 2 guest bedrooms in the historic Boyd-Harvey House, and 1 guest bedroom in the existing carriage house, subject to the following conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
2. Meeting all applicable requirements of the Knox County Fire Prevention Bureau.
3. If required, meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Health.
4. If required, meeting any applicable requirements of the utility provider.
5. Any proposed signage will be required to meet all applicable requirements of the Knox County Zoning Ordinance and is subject to Planning staff approval.
6. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a bed and breakfast as a use on review in the A (Agricultural) and HZ (Historic) zones.

Comments:

This is a request to convert the Boyd-Harvey house, on the north side of Harvey Road near its intersection with Choto Farms Road, into a bed and breakfast. The site is being evaluated as a lodging and boarding house since that is the most similar use under the Knox County Zoning Ordinance. The proposed facility will utilize the main house for 2 guest rooms, and the newly constructed carriage house for one additional guest room.

2 parking spaces are required, as the Zoning Ordinance requires a minimum of 1 parking space per 2 bedrooms used for lodging. 7 spaces are proposed, with 2 in front of the carriage house and 5 next to the main house. Five additional spaces are identified on the plans as a potential additional parking area to the west of the required parking. The County has no maximum parking requirement, so the proposal would still be in compliance with the zoning ordinance despite proposing so many additional parking spaces relative to the minimum required. If these spaces were to be added, the request would not come before the Planning Commission but would go directly through the County for permitting. The site plans would be required to meet all zoning ordinance requirements at such time of the permit application.

Other than adding parking spaces, the site will remain as is. Access is off of Harvey Road with the driveway on the western side of the lot. A landscaping buffer exists on the northern and western edges of the site where there are no buildings.

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 PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.

A. The property is designated LDR (Low Density Residential) on the Southwest County Sector Plan. The LDR (Low Density Residential) land use has the following description: "This land use is primarily residential in character at densities of less than 6 dwelling units per acre (city) and less than 5 dwelling units per acre (county)."

B. For this Use on Review application to be approved in the LDR land use classification, the Planning Commission must find that the proposed use is "consistent with, and not in conflict with" the sector plan.

C. The LDR land use allows the existing A (Agricultural) base zoning. Lodging and boarding houses

are allowed as a use on review in the A zone. There are no specific criteria related to the approval of a lodging and boarding house as a use on review approval.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.

- A. The A (Agricultural) zone provides for a wide range of agricultural and related uses as well as residential uses with low population densities and other compatible uses which generally require large areas or open spaces.
- B. With the recommended conditions, the bed and breakfast meets the zoning standards.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

- A. The bed and breakfast use is compatible with the character of the neighborhood as minimal changes to the site are proposed. There is a limited number of guest rooms, so the parking lot is of a minimal size and is not expected to cause adverse impacts for the neighborhood. The parking is not readily visible from the street or neighboring properties due to the landscaping buffer and the position of the parking to the side of the main house.
- B. Because the proposed use would utilize the existing structures, the lodging and boarding house will not substantially alter the appearance of the structures. No exterior changes are proposed at this time. Any changes to the exterior of the structures would require approval by the Historic Zoning Commission.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

- A. The proposed use should have little impact on the adjacent property because of the limited traffic the facility will generate and the existing landscape screening that will remain.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

- A. The development has direct access to Harvey Road, which is a minor collector street.

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 use.

Action: Approved **Meeting Date:** 10/14/2021

Details of Action:

Summary of Action: Approve the development plan for a bed and breakfast with up to 2 guest bedrooms in the historic Boyd-Harvey House, and 1 guest bedroom in the existing carriage house, subject to the following conditions.

Date of Approval: 10/14/2021 **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:**