

# CASE SUMMARY

**APPLICATION TYPE: USE ON REVIEW**

KNOXVILLE-KNOX COUNTY

**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N  
T E N N E S S E E

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**File Number:** 11-G-02-UR                      **Related File Number:**  
**Application Filed:** 10/14/2002              **Date of Revision:**  
**Applicant:** DALE TUCKER  
**Owner:**

## PROPERTY INFORMATION

**General Location:** North side of Irwin Dr., east side of Abbie Carson Wy.  
**Other Parcel Info.:**  
**Tax ID Number:** 56 M B 18.02                      **Jurisdiction:** County  
**Size of Tract:** 12672 square feet  
**Accessibility:** Access is via Abbie Carson Wy., a 20' wide gravel joint permanent easement.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Single family dwelling  
**Surrounding Land Use:**  
**Proposed Use:** Garage Apartment                      **Density:**  
**Sector Plan:** North County                      **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** Property in the area is zoned RA residential and A agricultural and OB office. Development consists of single family dwellings in the RA and A zones. Temple Baptist Church and Crown College are located in the nearby OB zoned area.

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

**Street:** 1313 Irwin Dr.  
**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:

Surveyor:

No. of Lots Proposed:                      No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**MPC ACTION AND DISPOSITION**

**Planner In Charge:** Dan Kelly

**Staff Recomm. (Abbr.):** APPROVE the request for a garage apartment at this location as shown on the development plan subject to 3 conditions

**Staff Recomm. (Full):**

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. 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 and the other criteria for approval of a use on review.

**Comments:** 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. All utilities are in place to serve this site.
2. The use as proposed will have little or no impact on the surrounding residential uses. The site also has frontage on Irwin Rd. Due to limited sight distance on Irwin Rd., the access to this garage apartment will be from Abbie Carson Wy.

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

1. 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 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.
2. The plan meets all other requirements of the Zoning Ordinance.

**CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS**

1. The request conforms with the Knox County North Sector Plan which proposes low density residential uses for this area.

**MPC Action:** Approved

**MPC Meeting Date:** 11/14/2002

**Details of MPC action:**

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. 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 and the other criteria for approval of a use on review.

**Summary of MPC action:** APPROVE the request for a garage apartment at this location as shown on the development plan subject to 3 conditions

**Date of MPC Approval:** 11/14/2002

**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:**