

# 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:** 12-B-08-UR  
**Application Filed:** 10/31/2008  
**Applicant:** TIMOTHY SANDS

**Related File Number:**  
**Date of Revision:**

## PROPERTY INFORMATION

**General Location:** Northwest side of Gray Hendrix Rd., northeast of Garrison Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 90 E B 002 **Jurisdiction:** County  
**Size of Tract:** 1 acre  
**Accessibility:** Access is via Gray Hendrix Rd., a local street with a 20' pavement width within a 50' right-of-way

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence  
**Surrounding Land Use:**  
**Proposed Use:** Garage apartment **Density:**  
**Sector Plan:** Northwest County **Sector Plan Designation:** LDR  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This property is located in a primarily residential area zoned RA and A. Karns Middle School is located to the northeast.

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

**Street:** 2805 Gray Hendrix Rd  
**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.:

**MPC ACTION AND DISPOSITION**

Planner In Charge: Kelley Schlitz

Staff Recomm. (Abbr.): APPROVE the request for a garage apartment in the RA (Low Density Residential) zone, subject to the following 5 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. Meeting all applicable requirements of the Knox County Health Department.
  4. Providing the minimum floor elevation for the proposed structure prior to issuance of building permits.
  5. Providing 2 off-street parking spaces for the garage apartment.

With the conditions noted, this request meets the requirements for approval of a garage apartment in the RA zoning district and all other criteria for approval of a use on review.

Comments: The applicant is proposing to construct a 900 sq. ft. garage apartment on a parcel zoned RA (Low Density Residential). Under the RA zoning regulations, garage apartments are a use permitted on review. The minimum lot size for a garage apartment to be located on the same lot with a residence is 12,000 sq. ft. The subject property is approximately 43,560 sq. ft. The apartment will have access to Gray Hendrix Rd. Since the proposed structure is being located near an existing drainage-way, the Knox County Dept. of Engineering and Public Works has requested that the applicant provide a minimum floor elevation for the structure prior to issuance of building permits.

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

1. The proposal will have minimal impact on local services since all utilities are in place to serve this site.
2. This request will have minimal impact on schools and adjacent properties.

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

1. The proposed garage apartment is consistent with the following general standard for uses permitted on review: The proposal 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 substantial additional traffic through residential areas.
2. The plan meets all of the requirements of the Knox County Zoning Ordinance.

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

1. The Northwest County Sector Plan proposes low density residential uses for this site.
2. The current RA zoning of the property permits consideration of a garage apartment as a use on review.

MPC Action: Approved

MPC Meeting Date: 12/11/2008

- Details of MPC action:
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. Meeting all applicable requirements of the Knox County Health Department.
  4. Providing the minimum floor elevation for the proposed structure prior to issuance of building permits.
  5. Providing 2 off-street parking spaces for the garage apartment.

With the conditions noted, this request meets the requirements for approval of a garage apartment in the RA zoning district and all other criteria for approval of a use on review.

**Summary of MPC action:** APPROVE the request for a garage apartment in the RA (Low Density Residential) zone, subject to the following 5 conditions:

**Date of MPC Approval:** 12/11/2008

**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:**