

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 12-M-18-UR **Related File Number:**
Application Filed: 10/29/2018 **Date of Revision:**
Applicant: CAMERON BOLIN SANDERS PACE ARCHITECTURE

PROPERTY INFORMATION

General Location: South side of Repass Dr., east of Candora Rd.
Other Parcel Info.:
Tax ID Number: 108 M A 025 (PORTION OF) **Jurisdiction:** City
Size of Tract: 0.6 acres
Accessibility: Access is via Repass Dr., a local street with 15' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residential
Surrounding Land Use:
Proposed Use: Artist studios as accessory use to the residential use **Density:**
Sector Plan: South City **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is developed primarily with low to medium density residential uses under RP-1 and RA zoning.

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

Street: 4100 Candora Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RP-1 (Planned Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: The property zoned RP-1 in 2004 and 2015.

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 two artist studios that are approximately 1,200 sqft each as accessory structures for the Log Haven multi-dwelling residential community, as shown on the development plan, subject to 4 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works for the driveway connection to Repass Drive.
4. Meeting all applicable requirements of the Knoxville Department of Engineering.

With the conditions noted, this plan meets the requirements for approval in the RP-1 zone and the other criteria for approval of a Use on Review.

Comments:

This proposal is for two artist studios as an accessory use to the residences of the Log Haven community, which is located on a property of approximately 100 acres and includes 9 historic log cabins and a community building and maintenance facility/caretaker residence that was approved by the Planning Commission in December 2017. The studios will not have living quarters and will only be for the use of the artists living in site. A pedestrian path is intended to be constructed between the studios and the residences to the north on Log Haven Drive. The applicant anticipates that most trips to the studios will be by foot via the paths, however, two parking spaces will be provided on-site. Repass Drive is a County road so the driveway connection will need to meet the County access standards and obtain a permit from the Knox County Department of Engineering and Public Works.

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

1. The proposed development will have minimal impact on local services since utilities are in place to serve this development.
2. The proposal will have little impact on surrounding properties since the artist studios will only serve the residents of Log Haven and will not sell art work directly to the public from the studios.
3. The proposal will have no impact on schools.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. With the recommended conditions, the proposed artist studios meet all of the requirements of the RP-1 (Planned Residential) district of the Knoxville Zoning Ordinance.
2. The proposed development 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 scale of the development 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. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The South City Sector Plan and Knoxville One Year Plan identify the property as LDR (Low Density Residential) and Mixed Use Special District (MU-SC3), and recommends low impact uses that preserves the tree canopy. The proposal is consistent with these plan recommendations.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth

Policy Plan map.

Action: Approved **Meeting Date:** 12/13/2018

- Details of Action:**
1. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.
 2. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
 3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works for the driveway connection to Repass Drive.
 4. Meeting all applicable requirements of the Knoxville Department of Engineering.

With the conditions noted, this plan meets the requirements for approval in the RP-1 zone and the other criteria for approval of a Use on Review.

Summary of Action: APPROVE the request for two artist studios that are approximately 1,200 sqft each as accessory structures for the Log Haven multi-dwelling residential community, as shown on the development plan, subject to 4 conditions.

Date of Approval: 12/13/2018 **Date of Denial:** **Postponements:**

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

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:**