

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 5-J-20-UR **Related File Number:**
Application Filed: 3/30/2020 **Date of Revision:** 4/24/2020
Applicant: CHRISTOPHER BUSH

PROPERTY INFORMATION

General Location: North side of Forrester Rd., west of Hall Acres Dr.
Other Parcel Info.:
Tax ID Number: 47 E B 01401 & 01402 **Jurisdiction:** County
Size of Tract: 25247 square feet
Accessibility: Access is via Forrester Rd, a local street with approximately 14' of pavement within 36' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residential
Surrounding Land Use:
Proposed Use: [REVISED] Construction of garage apartments and houses on two individual lots. **Density:** 6.8 du/ac
Sector Plan: North County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area of Forrester Rd is developed with single family houses in the A and RA zones.

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

Street: 1705 & 1707 Forrester 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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Mike Reynolds

Staff Recomm. (Abbr.):

APPROVE the request for a garage apartment that is approximately 700 square feet on the two requested lots, subject to 6 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
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.
4. Correcting the lot size on the site plans to reflect the lot area on the recorded plat; Lot 2 = 12,009 square feet, Lot 3 = 13,267 square feet.
5. Maintaining a minimum lot size of 12,000 square feet for lots with a garage apartment as required by the RA zone (Section 5.11.09.D.).
6. The garage apartment must be constructed at the same time or after the construction of the primary residence on the lot.

With the conditions noted above, this plan meets the requirements for approval in the RA zoning district and the other criteria for approval of a use on review.

Comments:

The applicant recently subdivided this property into 3 lots with one them containing the existing single family house. The lot for the existing house is 10,001 sqft and is only large enough to have a single family house. The other two new lots have a recorded lot size over 12,000 sqft which does allow a garage apartment to be considered as a use permitted on review if associated with a primary residence. The garage apartments cannot be constructed before the primary residence. The site plans do not show the correct (recorded) lot sizes, however, the houses and garage apartments should still be able to meet the area regulations of the RA zone based on the information provided on the site plans.

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

1. The garage apartments and associated houses will have minimal impact on local services since utilities are available to serve this site.
2. The garage apartments will be located approximately 23' from the rear property line where there is an existing house on the adjacent lot. The minimum rear setback for a garage apartment is 10'.

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

1. The proposed garage apartments meet the standards for development within the RA (Low Density Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed garage apartments are 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 subdivision will not draw significant traffic through residential neighborhoods.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan designates this property for low density residential (LDR) uses. The RA zone allows consideration of a garage apartment on lots with a minimum area of 12,000 sqft if served by sanitary sewer.
2. The site is located within the Planned Growth area on the Knoxville-Knox County-Farragut Growth Policy Plan.

Action: Approved

Meeting Date: 6/11/2020

Details of Action:

Summary of Action: APPROVE the request for a garage apartment that is approximately 700 square feet on the two requested lots, subject to 6 conditions.

Date of Approval: 6/11/2020

Date of Denial:

Postponements: 5/14/2020

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: