

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

Suite 403 • City County Building
4 0 0 M a i n S t r e e t
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
w w w • k n o x m p c • o r g

File Number: 6-A-10-UR
Application Filed: 4/20/2010
Applicant: DAVID LAWSON

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: East side of Penwood Dr., north of Strathmore Rd.
Other Parcel Info.:
Tax ID Number: 154 D G 001 **Jurisdiction:** County
Size of Tract: 32000 square feet
Accessibility: Access is via Penwood Dr., a local street with a pavement width of 26' within a 50' wide right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Detached dwelling
Surrounding Land Use:
Proposed Use: Garage Apartment **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The site is located in Farmington subdivision and the rear of the property abuts Ebenezer Rd.

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

Street: 1716 Penwood 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:

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 to be constructed on this lot as shown on the development plan subject to 4 conditions

Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
3. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
4. Obtaining a certified address consistent with the Knox County uniform Street Naming and Addressing Ordinance

With the conditions noted, the plan meets the requirements for approval in the RA (Low Density Residential) zone and the other criteria for approval of a use on review.

Comments:

The applicant is requesting permission to construct a garage apartment on his property in Farmington subdivision. The proposed construction meets all of the requirements of the RA (Low Density Residential) zone. The applicant states that the garage apartment will mirror the look of the main dwelling on the site by using the same type and color of siding, the same roof pitch and roof shingles. Staff is supporting this request because the site is located on the edge of the subdivision, and it backs up to Ebenezer Rd. For these reasons, we believe the proposed garage apartment will have no negative impact on the remainder of the subdivision or other development in the area.

EFFECT OF 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 since all utilities are in place to serve this development.
2. Since the proposed garage apartment is located at the edge of a neighborhood along a minor arterial, it will have minimal impact the neighborhood or the other development found in the area
3. The proposal is compatible with the surrounding development because a number of the homes in the area have detached garages or other accessory buildings.

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

1. The proposed garage apartment meets all of the requirements of the RA (Low Density Residential) zone of the Knox County Zoning Ordinance,
2. 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 the neighborhoods 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan identifies the property for low density residential use. The proposed development is consistent with the recommendations of the Sector Plan.

Action: Denied

Meeting Date: 6/10/2010

Details of Action:

Summary of Action: Deny the request for a garage apartment on this lot

Date of Approval:

Date of Denial: 6/10/2010

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: