

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 6-A-22-UR **Related File Number:**
Application Filed: 4/19/2022 **Date of Revision:**
Applicant: MICHAEL CARTER

PROPERTY INFORMATION

General Location: South of Farrington Dr., east of Brantham Cir
Other Parcel Info.:
Tax ID Number: 144 D A 018 **Jurisdiction:** County
Size of Tract: 0.3 acres
Accessibility: Access is via Farrington Drive, a local street with a 24-ft pavement width within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: SFR
Surrounding Land Use:
Proposed Use: Reduce front yard setback from 35' to 28' for garage expansion **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** LDR
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is comprised of planned residential subdivisions of detached single-family homes.

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

Street: 1328 Farrington Dr.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned 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:

Jessie Hillman

Staff Recomm. (Abbr.):

Approve the request to reduce the front yard setback from 35' to 28' for a garage expansion, subject to 3 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, including but not limited to stormwater management requirements.
- 3) Preserving mature canopy trees during construction. A Tree Preservation Plan verified by a Certified Arborist is to be submitted for review and approval by Planning Commission staff before issuance of a building permit.

Comments:

DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10 – SECTION 2)

The Planning Commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

- 1) THE PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.
 - A. Section 8 of the General Plan emphasizes investment in trees and landscaping as being essential to the vitality of older neighborhoods. The subject property is located in the Farrington subdivision, which was developed 42 years ago. Mature, canopy trees fronting the street are a distinctive feature of the neighborhood, and are particularly prevalent on the subject property and adjacent properties. The proposed garage expansion appears to encroach into the critical root zone of at least two healthy canopy trees, potentially jeopardizing this "vital" feature of the neighborhood.
 - B. The garage expansion should incorporate creative solutions to preserve the large specimen trees in accordance with the General Plan and the Southwest County Sector Plan's green infrastructure objectives. These goals include balancing development with conservation, fostering the use of development practices that reduce stormwater runoff and protect water quality, and preserving open space and natural areas.
- 2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.
 - A. The PR (Planned Residential) zone is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems.
- 3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.
 - A. It is notable that the applicant's house already exceeds the building coverage of most properties in the neighborhood. The applicant's dwelling comprises approximately 30% of their lot excluding the driveway and deck, which in combination equal over 50% of the lot. By comparison, the adjacent neighbors' dwellings cover roughly 11% and 18% of their lots. The applicant's oversized impervious lot coverage further supports the condition to conserve fronting trees during construction, so as to avoid a level of build-out that is incompatible with the character of the neighborhood.
- 4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.
 - A. The expansion of the garage is not anticipated to significantly injure the value of adjacent properties if mature canopy trees are retained.
- 5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.
 - A. The proposed garage expansion is not anticipated to draw additional traffic through the surrounding residential area.
- 6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE

ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed use.

Action: Approved as Modified

Meeting Date: 6/9/2022

Details of Action: Approve the request to reduce the front yard setback from 35' to 28' for a garage expansion, subject to conditions #1 and #2.

Summary of Action: Approve the request to reduce the front yard setback from 35' to 28' for a garage expansion, subject to conditions #1 and #2.

Date of Approval: 6/9/2022

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville 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: