

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 6-G-21-UR **Related File Number:**
Application Filed: 4/26/2021 **Date of Revision:**
Applicant: DANIEL GETTINGS

PROPERTY INFORMATION

General Location: East side of Courtyard Way, North of Middlebrook Pike, west of Joe Hinton Road
Other Parcel Info.:
Tax ID Number: 105 15804 **Jurisdiction:** County
Size of Tract: 18 acres
Accessibility: This property has frontage on Courtyard Way. Courtyard Way is a private road with 27.5 ft of pavement width with 60 ft of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Existing apartment complex
Surrounding Land Use:
Proposed Use: Change of use - clubhouse to apartment **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** MDR (Medium Density Residential) / HP (Hillside P
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The subject property is located in a residential neighborhood with a collection of commercial zoned properties located along Middlebrook Pike.

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

Street: 8810 Courtyard Way
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: 6-AA-80-RZ

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: Levan King Cranston

Staff Recomm. (Abbr.): APPROVE the request to change the existing clubhouse into an additional dwelling unit for a total of 165 multi-family dwelling units, subject to 1 condition.

Staff Recomm. (Full): 1) Meeting all appropriate requests of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requests for approval in the PR zone and the criteria for approval of a use on review.

Comments: The applicant is requesting to convert an existing clubhouse to an additional dwelling unit. The existing clubhouse is located near the south entrance of this residential subdivision along Courtyard Way. The existing unit mix of this residential development consists of 12 - 1-bedroom townhomes, 98 - 2-bedroom townhomes, 54 - 3-bedroom townhomes. There is an existing pool and basketball court that are located north of the clubhouse. These two amenity features will not be altered in any way. If this request is approved, this development will continue to meet the standards of the PR (Planned Residential) zone.

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. The Northwest County Sector Plan recommends MDR (Medium Density Residential) uses for this site with a maximum of 5-12 dwelling units per acre. The proposed conversion of the club house to an additional dwelling unit meets the 9 dwelling units per acre approved as a use on review in 1994.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.

A. The PR (Planned Residential) zoning for this site allows for a mix of housing types including houses, duplexes, and multi-family dwelling structures and developments.

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. The proposed conversion of the existing clubhouse to an additional dwelling unit is compatible with the existing residential development of the neighborhood. The design of the clubhouse is compatible with the existing residential development.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

A. The addition of 1 dwelling unit is not expected to cause adverse impacts for surrounding properties.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

A. This additional dwelling unit will have direct access to Courtyard Way. Traffic volume in this neighborhood will not be substantially increased as a result of this additional dwelling unit.

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 residential use.

Action: Approved

Meeting Date: 6/10/2021

Details of Action:

Summary of Action: APPROVE the request to change the existing clubhouse into an additional dwelling unit for a total of 165 multi-family dwelling units, subject to 1 condition.

Date of Approval: 6/10/2021

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: