

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 7-E-20-UR **Related File Number:**
Application Filed: 5/29/2020 **Date of Revision:**
Applicant: MAT GILLIN

PROPERTY INFORMATION

General Location: North side of Outlet Dr., east side of Snyder Rd.
Other Parcel Info.:
Tax ID Number: 130 174 **Jurisdiction:** County
Size of Tract: 12.28 acres
Accessibility: Access is via Snyder Rd., a minor collector street with 20' of pavement width within 50' of right-of-way, or Outlet Dr., a 3 lane, major collector street with 36' of pavement width within 100' of right-of-way. Vehicular access to the site was limited to Outlet Dr. only by County Commission when the property was rezoned (5-E-15-RZ).

GENERAL LAND USE INFORMATION

Existing Land Use: Apartment Complex
Surrounding Land Use:
Proposed Use: Construction of carports at an existing apartment complex **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** HDR (High Density Residential)
Growth Policy Plan: Urban Growth Area
Neighborhood Context: This area just north of I-40/75 is developed with a mix of uses, including low and medium density residential, office and commercial. The site is located about a half mile east of the N. Campbell Station Rd. and I-40/75 interchange, which is developed primarily with commercial uses.

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

Street: 810 Tapestry Way
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) (k)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: The property was rezoned from A to PR @ 6.5 du/ac in 2007, PR @ 12 in March 2015, and then PR @ 18 in September 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 5 carport structures at an existing apartment complex as identified on the development plan and the reduction of the peripheral setback from 35' to 20' along the Snyder Road frontage, subject to 4 conditions.

Staff Recomm. (Full):

- 1) Meeting all applicable requirements of the First Utility District.
- 2) Meeting all applicable requirements of Knox County Codes Administration and Enforcement and Knox County Engineering and Public Works.
- 3) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 4) All planting that are damaged or removed during the installation of the carports must be replaced in-kind and in approximately the same location.

Comments:

This proposal is to install 5 carports in the parking lot of an existing apartment complex that was approved by the Planning Commission in 2016 (10-I-16-UR) and constructed in 2018. Four of the carports are on the western edge of the parking lot along the Snyder Road frontage and one carport will be in the northern portion of the property and not highly visible from the public right-of-way or adjacent properties. The carports will be constructed of metal framing, metal shed roof and no sidewalls. The metal roof will have a brown-gray finish that matches the shingles on the main buildings. The northern carport along the Snyder Road frontage will include 3 electric vehicle charging stations. The carports will be constructed over existing parking stalls.

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

- 1) Four of the five proposed carports are located along the Snyder Road frontage and will be visible from the street but the low profile design with a shed roof and no sidewalls will minimize the visual impact for pedestrians on the sidewalk and passengers in vehicles. The location of the carports are also at a lower elevation than Snyder Road (see attached photographs) and as the existing landscaping matures, the carports will become less visible.
- 2) The metal roof of the carports will have a brown-gray finish to match the shingle color on the main buildings.

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

- 1) With the stated conditions and approval of the peripheral setback reduction along the Snyder Road frontage, the carports meet the standards for development within a PR (Planned Residential) Zone and all other requirements of the 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 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 use will not draw significant additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1) The Northwest County Sector Plan designates this property for high density residential use. The

existing development and proposed carports are consistent with the Sector Plan.
2) The site is located within the Farragut Urban Growth Boundary on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 7/9/2020

Details of Action:

Summary of Action: APPROVE the request for 5 carport structures at an existing apartment complex as identified on the development plan and the reduction of the peripheral setback from 35' to 20' along the Snyder Road frontage, subject to 4 conditions.

Date of Approval: 7/9/2020 **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:**