

# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



**File Number:** 8-A-20-UR                      **Related File Number:**  
**Application Filed:** 6/15/2020              **Date of Revision:**  
**Applicant:** C3 STUDIO, LLC

## PROPERTY INFORMATION

**General Location:** North side of Beagle Chase Ln, Southwest of Heathrow Dr., west of Houser Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 134 K D 02401                      **Jurisdiction:** County  
**Size of Tract:** 1.07 acres  
**Accessibility:** Access is via Beagle Chase Ln, a local street with 26' of pavement width within 50' of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** SFR (Single Family Residential) & Vacant  
**Surrounding Land Use:**  
**Proposed Use:** Garage Apartment                      **Density:** 1.87 du/ac  
**Sector Plan:** Southwest County              **Sector Plan Designation:** RR (Rural Residential)  
**Growth Policy Plan:** Rural Area  
**Neighborhood Context:** This property is located in the Shea Fields subdivision which is in the Lyons Bend area, developed primarily with single family and rural residential uses in the A and RA zones.

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

**Street:** 2113 Beagle Chase Ln.  
**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

## 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 1,102 square feet, subject to 2 conditions.

Staff Recomm. (Full):

- 1) Meeting any relevant requirements of the Knox County Health Department..
- 2) Meeting all applicable requirements of the Knox County Zoning Ordinance.

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

Comments:

This proposal is for an accessory structure that includes a detached garage and a 1,102 sqft "garage apartment" (1,017 sqft of living space on the second floor and 85 sqft entry on the first floor). Garage apartments are defined as "a dwelling unit erected above a private garage". The structure will be located to the right (east) of the existing home on what was a vacant lot that was combined with the house lot. Accessory structures are not permitted to be located within the front yard which is defined as being forward of the house between the two side lot lines. In this case, the accessory structure cannot be any closer to the front property line than the house, which is 49.3'. The proposed setback for the accessory structure is the same, 49.3'. The combined lot coverage of all the structures is approximately 11.36 percent and the RA zone allows a maximum lot coverage for structures of 30 percent.

**EFFECT OF THE 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 public water is available and the septic system must be approved by the Knox County Health Department.
- 2. The garage and driveway space will allow the homeowners to park all their vehicles off the street as required by the covenants for the neighborhood.
- 3. The detached garage structure will have architectural features similar to the primary house and other houses in the neighborhood but at a slightly smaller scale, which is appropriate for a secondary (accessory) structure.
- 4. The garage doors will face the rear of the lot.
- 5. The front façade incorporates windows with large trim, dormers, and an articulated roof. The side and rear elevations will incorporate the same features and siding for a consistent appearance on all sides of the structure.
- 6. A retaining wall and landscaping will be installed along the rear (north) side of the driveway and landscaping on the right (east) side of the driveway to screen the driveway from neighboring properties.

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

- 1. The proposed garage apartment meets the standards for development within the RA (Low Density Residential) Zone and all other requirements of the 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 neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The proposed garage apartment will not draw significant traffic through residential neighborhoods.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

- 1. The Southwest County Sector Plan designates this property for rural residential (RR) uses. The RA zone allows consideration of a garage apartment on lots with a minimum area of 20,000 sqft if served

by septic. The property is approximately 1.07 acres.

2. The site is located within the Rural area on the Knoxville-Knox County-Farragut Growth Policy Plan.

**Action:** Approved **Meeting Date:** 8/13/2020

**Details of Action:**

**Summary of Action:** APPROVE the request for a garage apartment that is approximately 1,102 square feet, subject to 2 conditions.

**Date of Approval:** 8/13/2020 **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:**