

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

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www.knoxmpc.org

File Number: 8-J-17-UR

Related File Number:

Application Filed: 6/27/2017

Date of Revision:

Applicant: CHRIS BAKER

PROPERTY INFORMATION

General Location: Southeast side of Terri Circle, southwest of Villa Crest Drive.

Other Parcel Info.:

Tax ID Number: 132 L B 007

Jurisdiction: County

Size of Tract: 19700 square feet

Accessibility: Access is via Terri Circle a local street with a pavement width of 26' within a 50' wide right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence

Surrounding Land Use:

Proposed Use: Garage Apartment

Density:

Sector Plan: Southwest County Sector Plan Designation: LDR

Growth Policy Plan: Planned Growth Area

Neighborhood Context: The site is located in Echo Valley subdivision which is developed with detached dwellings on lots that are approximately .5 acre in size. The applicants lot doe adjoin the Colonies which is an attached residential development.

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

Street: 8702 Terri Cir

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 as shown on the site plan subject to 2 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Health Dept.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance

Comments:

The applicant is proposing to build a detached garage that will have an apartment above. The Knox County Zoning Ordinance permits a garage apartment to be built on the same lot as a detached dwelling in the RA zone on lots that contain 12,000 square feet with use on review approval by MPC. The lot in question contains approximately 20,000 square feet. The plan for the proposed garage apartment meets all of the setback, height and lot coverage requirements contained in the Zoning ordinance. The applicant proposes build the new structure behind the existing dwelling and use the existing driveway for access to the building. Vegetation is in place that will provide a buffer to the adjoining property. The scale and architecture of the proposed building is compatible with the applicant's house and the neighborhood in general.

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

1. The proposed garage apartment will have minimal impact on local services since all utilities are available to serve this site.
2. The proposed building is compatible in scale and architectural type with the surrounding properties
3. Access will be via the existing driveway.

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

1. With the recommended conditions, the proposed garage apartment meets the standards for development in the RA zoning district 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 area 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 MPC PLANS

1. The Southwest County Sector Plan identifies this property as being within a LDR (Low Density Residential) area.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

Action:

Approved

Meeting Date: 8/10/2017

Details of Action:

1. Meeting all applicable requirements of the Knox County Health Dept.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance

Summary of Action:

APPROVE the request for a garage apartment as shown on the site plan subject to 2 conditions

Date of Approval:

8/10/2017

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: