

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 9-G-19-UR
Application Filed: 7/29/2019
Applicant: JACOB HARRIS

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: North side of Crestwood Drive, north of Far Vista Lane
Other Parcel Info.:
Tax ID Number: 71 M E 017 **Jurisdiction:** City
Size of Tract: 40809 square feet
Accessibility: Access is via Crestwood Dr, a local street with a 18' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Accessory dwelling unit **Density:** 2.13 du/ac
Sector Plan: East City **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The property is within the Holston Hills neighborhood that is developed primarily with single family houses in the EN-1 zone.

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

Street: 0 Crestwood Dr.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: EN-1 (Established Neighborhood)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Property was zoned EN-1 in 2007 as part of a general rezoning for the neighborhood.

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 development plan for a detached accessory dwelling unit with approximately 880 sqft of habitable floor area, subject to 2 conditions.

Staff Recomm. (Full): 1. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
2. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the EN-1 zone and the other criteria for approval of a use on review.

Comments: This proposal is for a detached accessory dwelling unit (ADU) with approximately 880 sqft of habitable floor area and a 120 sqft covered porch. The EN-1 zone has use and building standards (see Exhibit A), and allows consideration of an ADU via the use on review process. The property owner must occupy either the primary dwelling or the ADU as their permanent residence.

The proposed ADU will have the appearance of a small single family house and will be located to the right (east) side of the primary dwelling, which will be constructed at the same time as the ADU. The ADU will face the side of the primary residence rather than the road, which is a requirement of the development standards so it does not have the appearance of a primary residence.

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

- 1. The proposed ADU is not located near any residences on adjacent lots.
- 2. The proposed ADU meets the standards of the EN-1 district.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE CITY OF KNOXVILLE ZONING ORDINANCE

- 1. The proposed ADU meets the standards for development within the EN-1 (Established Neighborhood) District and all other requirements of the Zoning Ordinance.
- 2. The proposed ADU 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 additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The East City Sector Plan and the One Year Plan designate this property for low density residential use with a maximum density of 6 du/ac. At a proposed density of 2.13 du/ac, the development is consistent with the Sector Plan and One Year Plan.
- 2. The site is located within the City of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved with Conditions

Meeting Date: 9/12/2019

Details of Action:

Summary of Action: APPROVE the development plan for a detached accessory dwelling unit with approximately 880 sqft of habitable floor area, subject to 2 conditions.

Date of Approval: 9/12/2019

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

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: