

▶ **FILE #:** 12-B-08-UR

AGENDA ITEM #: 46

AGENDA DATE: 12/11/2008

▶ **APPLICANT:** **TIMOTHY SANDS**

OWNER(S): TIMOTHY SANDS

TAX ID NUMBER: 90 E B 002

JURISDICTION: County Commission District 6

▶ **LOCATION:** **Northwest side of Gray Hendrix Rd., northeast of Garrison Dr.**

▶ **APPX. SIZE OF TRACT:** **1 acre**

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Gray Hendrix Rd., a local street with a 20' pavement width within a 50' right-of-way

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

▶ **ZONING:** **RA (Low Density Residential)**

▶ **EXISTING LAND USE:** **Residence**

▶ **PROPOSED USE:** **Garage apartment**

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residences / RA (Low Density Residential)

South: Agricultural & residence / A (Agricultural)

East: Residence & middle school / RA (Low Density Residential) & A (Agricultural)

West: Residences / RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: This property is located in a primarily residential area zoned RA and A. Karns Middle School is located to the northeast.

STAFF RECOMMENDATION:

▶ **APPROVE the request for a garage apartment in the RA (Low Density Residential) zone, subject to the following 5 conditions:**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Meeting all applicable requirements of the Knox County Health Department.
4. Providing the minimum floor elevation for the proposed structure prior to issuance of building permits.
5. Providing 2 off-street parking spaces for the garage apartment.

With the conditions noted, this request meets the requirements for approval of a garage apartment in the RA zoning district and all other criteria for approval of a use on review.

COMMENTS:

The applicant is proposing to construct a 900 sq. ft. garage apartment on a parcel zoned RA (Low Density Residential). Under the RA zoning regulations, garage apartments are a use permitted on review. The minimum lot size for a garage apartment to be located on the same lot with a residence is 12,000 sq. ft. The subject property is approximately 43,560 sq. ft. The apartment will have access to Gray Hendrix Rd. Since the proposed structure is being located near an existing drainage-way, the Knox County Dept. of Engineering and Public Works has requested that the applicant provide a minimum floor elevation for the structure prior to issuance of building permits.

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

1. The proposal will have minimal impact on local services since all utilities are in place to serve this site.
2. This request will have minimal impact on schools and adjacent properties.

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

1. The proposed garage apartment is consistent with the following general standard for uses permitted on review: The proposal 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 substantial additional traffic through residential areas.
2. The plan meets all of the requirements of the Knox County Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan proposes low density residential uses for this site.
2. The current RA zoning of the property permits consideration of a garage apartment as a use on review.

ESTIMATED TRAFFIC IMPACT: 15 (average daily vehicle trips)

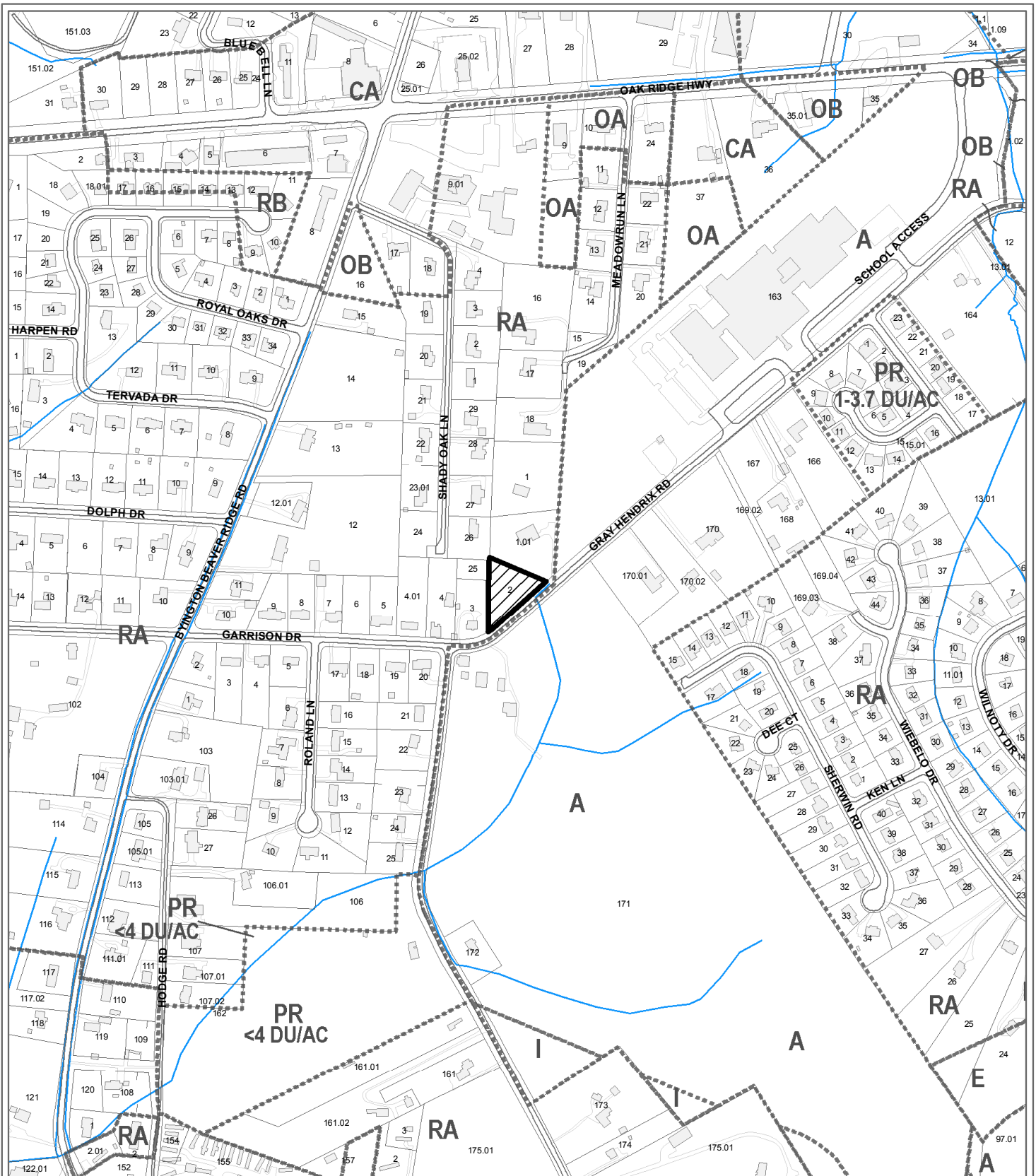
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 1 (public and private school children, ages 5-18 years)

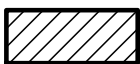
Schools affected by this proposal: Karns Elementary, Karns Middle, and Karns High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

MPC's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**12-B-08-UR
USE ON REVIEW**

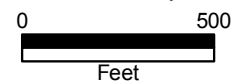


Garage apartment in RA (Low Density Residential)

Petitioner: Sands, Timothy

Map No: 90

Jurisdiction: County



Original Print Date: 11/24/2008 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

12-B-08-UR

Metropolitan Planning Commission

To: Kelly

Re: Minimum Floor Elevation

The minimum floor elevation is 1ft above low point in the road. If you have any questions please call me on my cell # 865-640-3064. (this is concerning garage/apt @ 2805 Gray Hendrix Rd.)

**Thank you,
Tim Sands**

