

▶ **FILE #:** 6-A-10-UR

**AGENDA ITEM #** 31

**AGENDA DATE:** 6/10/2010

▶ **APPLICANT:** DAVID LAWSON

OWNER(S): DAVID LAWSON

TAX ID NUMBER: 154 D G 001

JURISDICTION: County Commission District 4

▶ **LOCATION:** East side of Penwood Dr., north of Strathmore Rd.

▶ **APPX. SIZE OF TRACT:** 32000 square feet

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Penwood Dr., a local street with a pavement width of 26' within a 50' wide right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Tennessee River

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

▶ **EXISTING LAND USE:** Detached dwelling

▶ **PROPOSED USE:** Garage Apartment

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Detached dwelling / RA residential

South: Detached dwelling / RA residential

East: Ebenezer Rd. / RA Residential

West: Detached dwelling / RA residential

NEIGHBORHOOD CONTEXT: The site is located in Farmington subdivision and the rear of the property abuts Ebenezer Rd.

**STAFF RECOMMENDATION:**

▶ **APPROVE the request for a garage apartment to be constructed on this lot as shown on the development plan subject to 4 conditions**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
3. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
4. Obtaining a certified address consistent with the Knox County uniform Street Naming and Addressing Ordinance

With the conditions noted, the plan meets the requirements for approval in the RA (Low Density Residential) zone and the other criteria for approval of a use on review.

**COMMENTS:**

The applicant is requesting permission to construct a garage apartment on his property in Farmington subdivision. The proposed construction meets all of the requirements of the RA (Low Density Residential) zone. The applicant states that the garage apartment will mirror the look of the main dwelling on the site by using the same type and color of siding, the same roof pitch and roof shingles. Staff is supporting this request because the site is located on the edge of the subdivision, and it backs up to Ebenezer Rd. For these reasons, we believe the proposed garage apartment will have no negative impact on the remainder of the subdivision or other development in the area.

**EFFECT OF 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 all utilities are in place to serve this development.
2. Since the proposed garage apartment is located at the edge of a neighborhood along a minor arterial, it will have minimal impact the neighborhood or the other development found in the area
3. The proposal is compatible with the surrounding development because a number of the homes in the area have detached garages or other accessory buildings.

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

1. The proposed garage apartment meets all of the requirements of the RA (Low Density Residential) zone of the Knox County 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 neighborhoods 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.

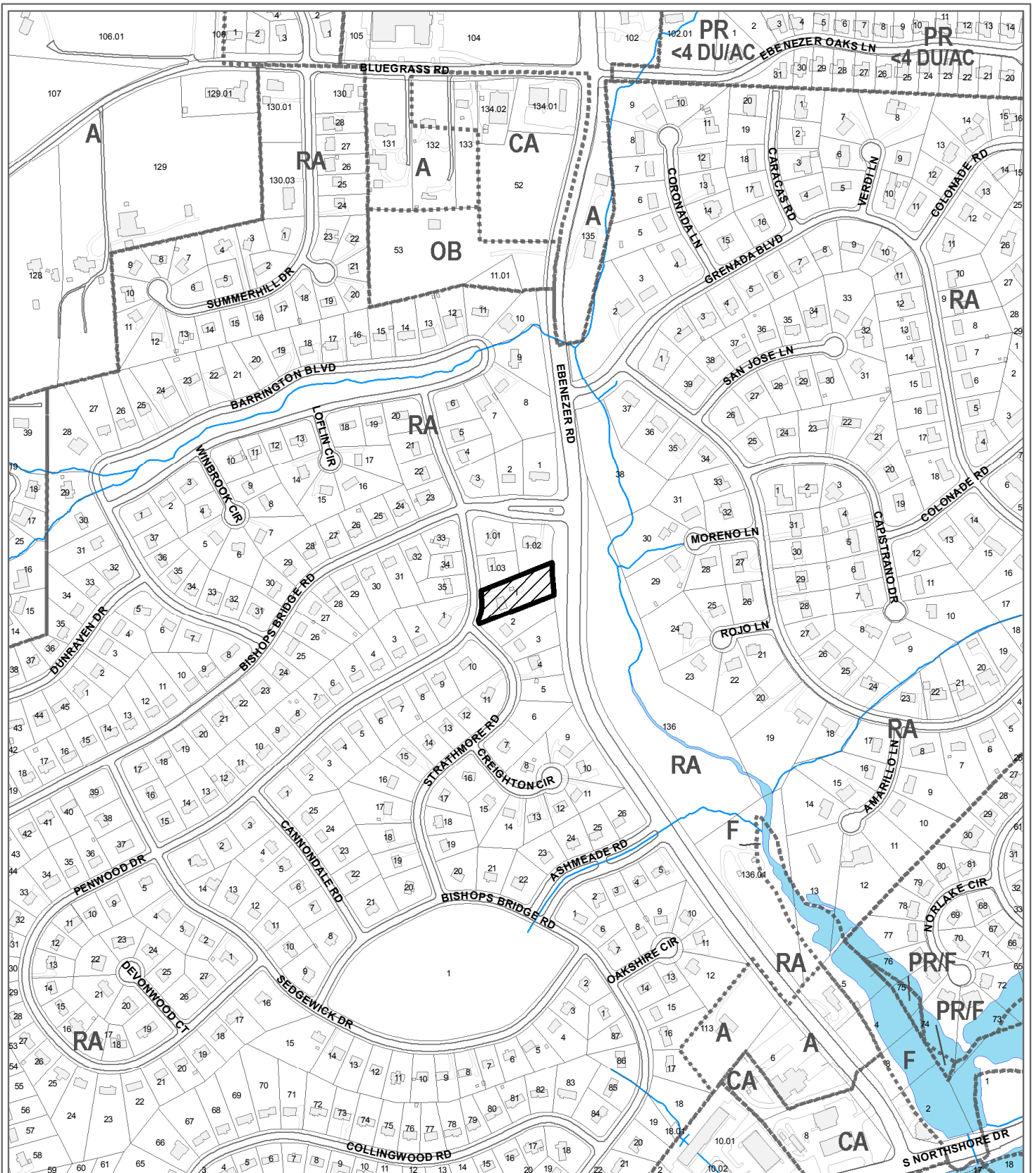
**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Southwest County Sector Plan identifies the property for low density residential use. The proposed development is consistent with the recommendations of the Sector Plan.

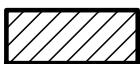
ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

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.



**6-A-10-UR  
USE ON REVIEW**



Garage Apartment in RA (Low Density Residential)

Original Print Date: 5/20/2010  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

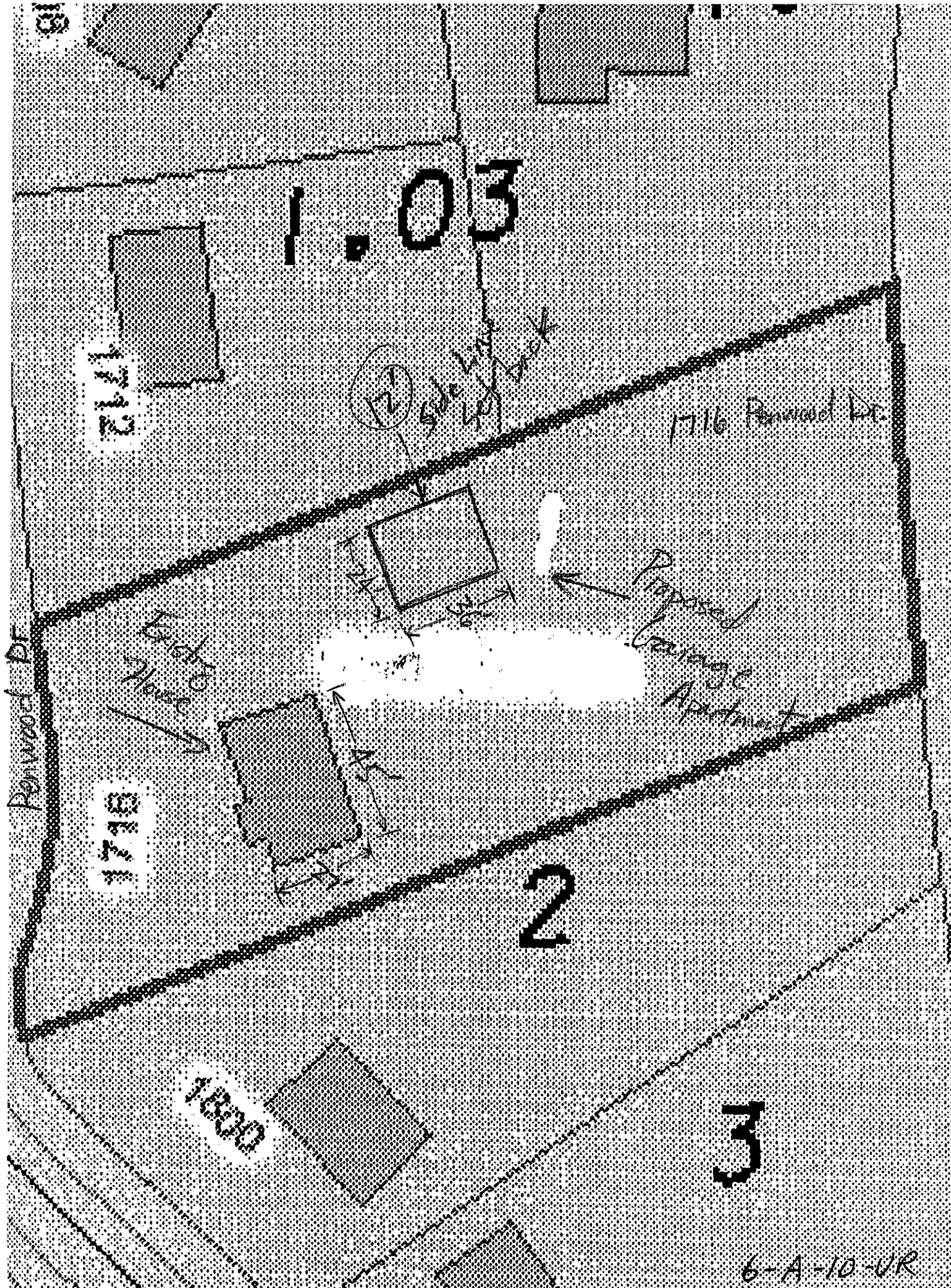
Revised:

Petitioner: LAWSON, David

Map No: 154

Jurisdiction: County





1.03

1716 Penwood Dr.

Planned  
Garage  
Apartment

1710

1710

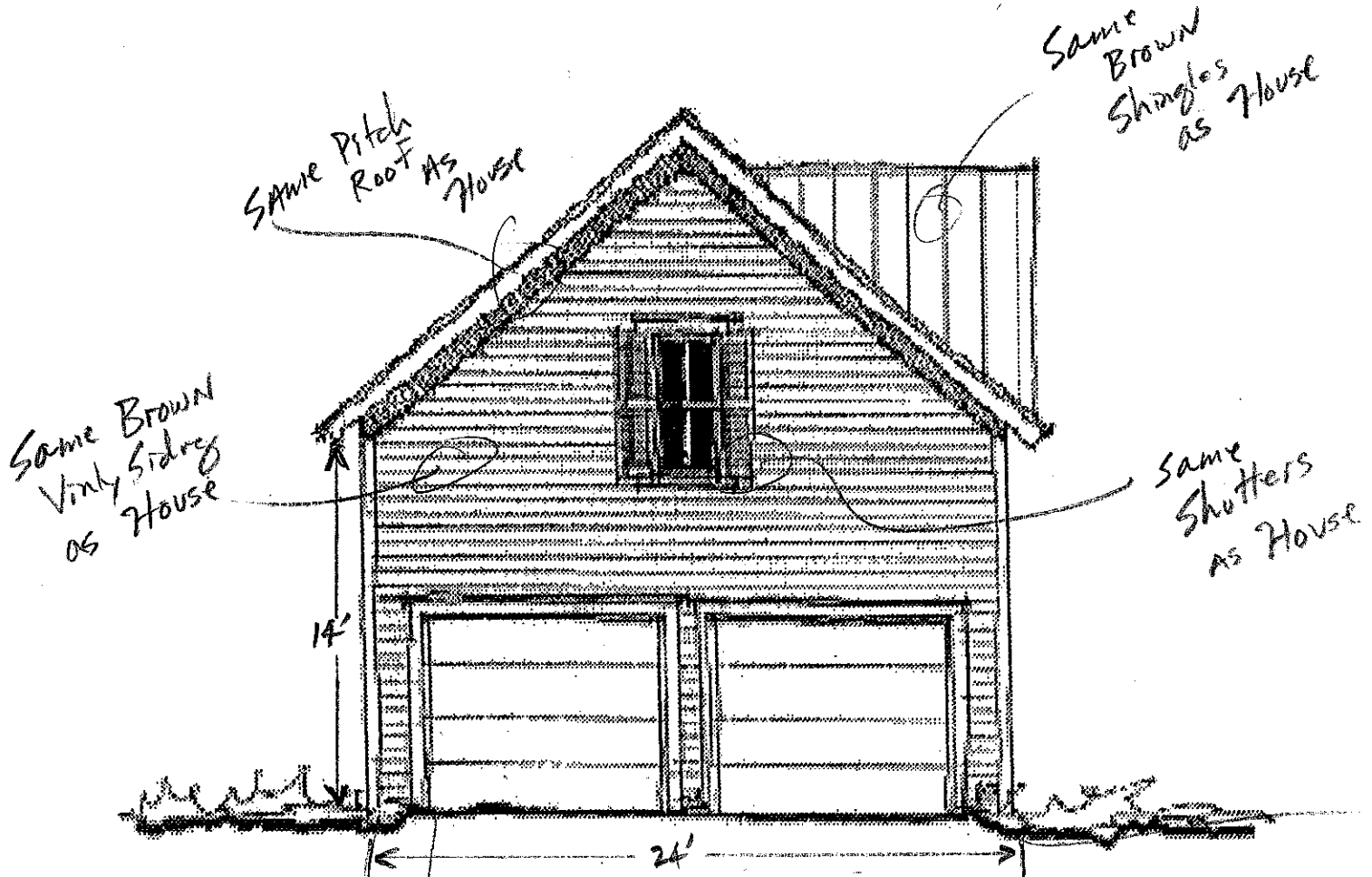
1713

2

3

Elevation

Detached Garage Apartment



House  
→

6-A-10-UR

1716 Penwood Dr.