

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
 USE ON REVIEW REPORT**

▶ **FILE #:** 8-J-17-UR

AGENDA ITEM #: 56

AGENDA DATE: 8/10/2017

▶ **APPLICANT:** CHRIS BAKER

OWNER(S): Chris Baker

TAX ID NUMBER: 132 L B 007

[View map on KGIS](#)

JURISDICTION: County Commission District 5

STREET ADDRESS: 8702 Terri Cir

▶ **LOCATION:** Southeast side of Terri Circle, southwest of Villa Crest Drive.

▶ **APPX. SIZE OF TRACT:** 19700 square feet

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

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

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Ten Mile 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: Detached dwellings / RA residential

South: Attached & detached dwellings / RA & PR residential

East: Detached dwellings / RA residential

West: Attached & detached dwellings / RA & PR residential

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.

STAFF RECOMMENDATION:

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

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.

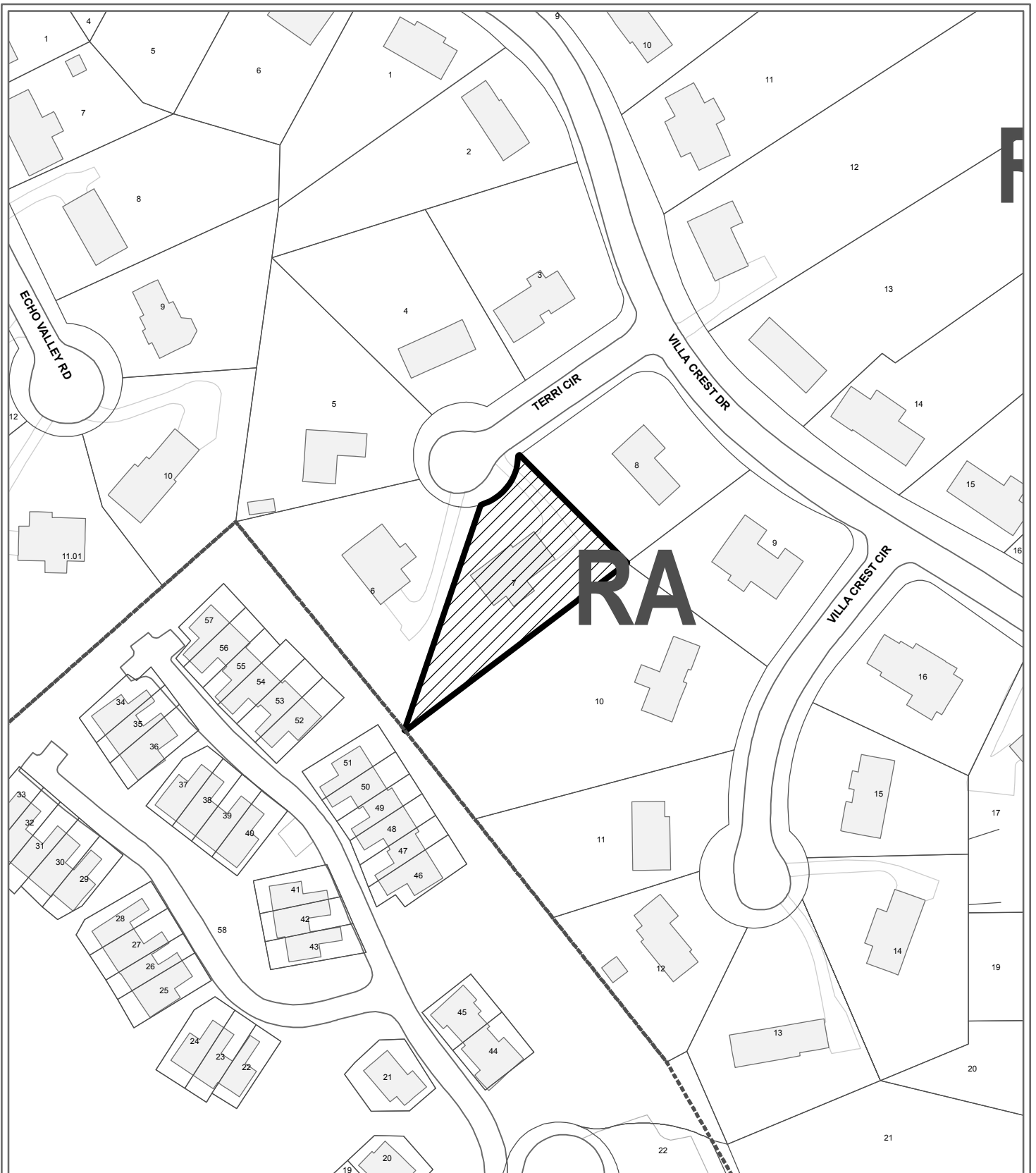
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

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.

ESTIMATED TRAFFIC IMPACT: Not required.

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.



**8-J-17-UR
USE ON REVIEW**

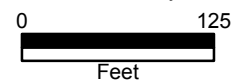


Garage Apartment in RA (Low Density Residential)

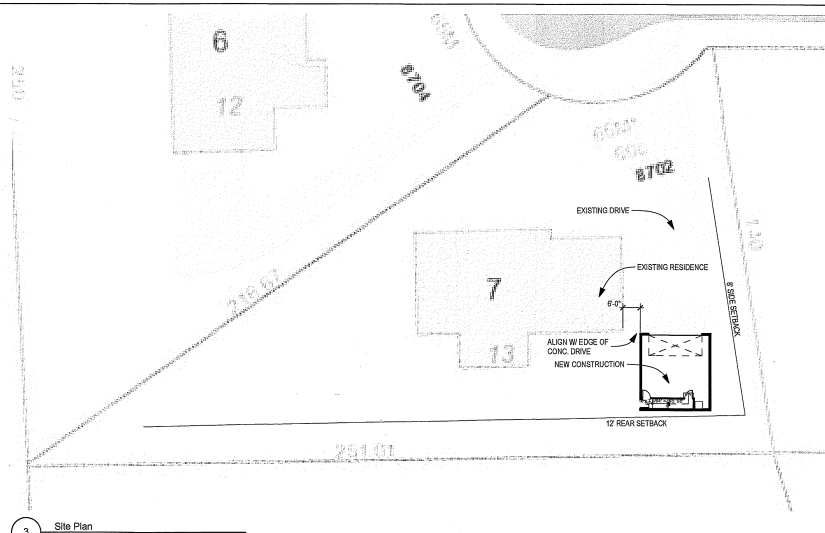
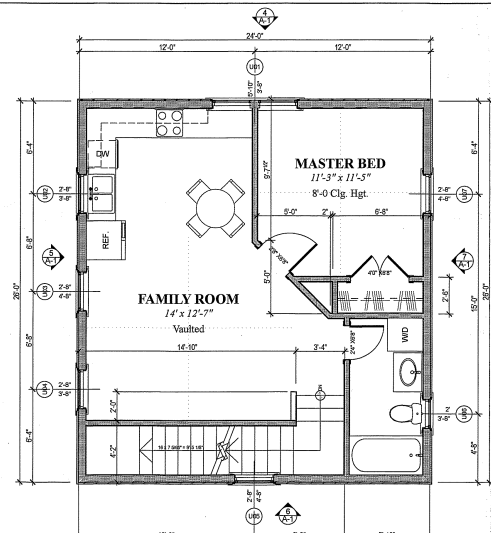
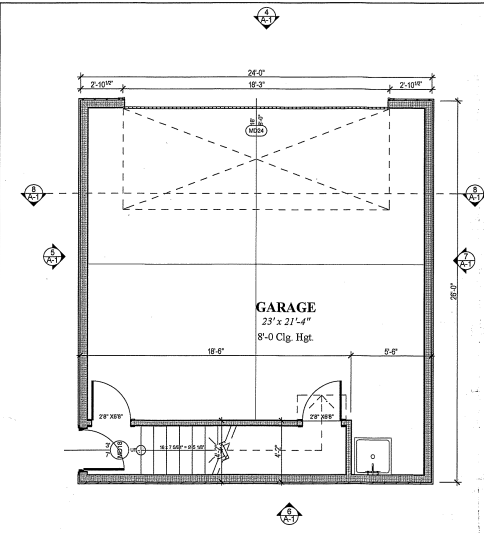
Petitioner: Baker, Chris

Map No: 132

Jurisdiction: County



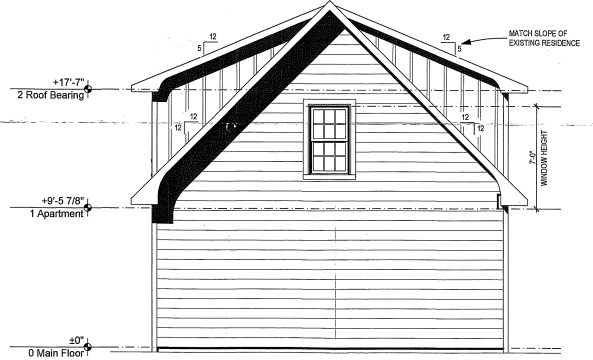
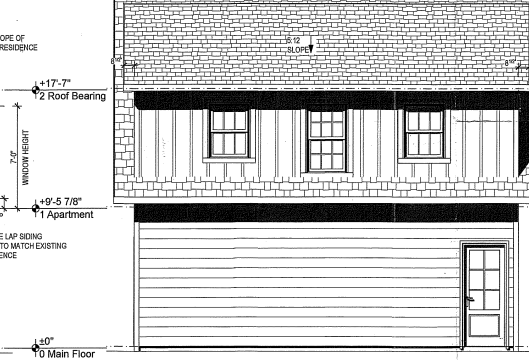
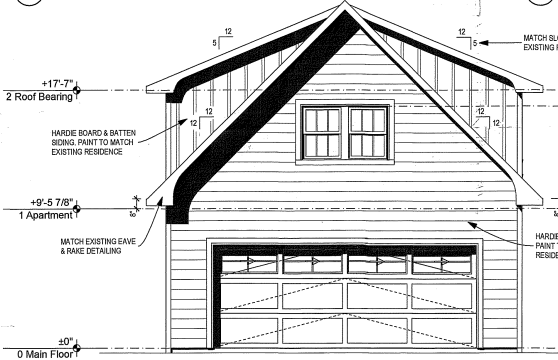
Original Print Date: 7/18/2017 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



1 Main Floor
SCALE: 1/4" = 1'-0"

2 Apartment
SCALE: 1/4" = 1'-0"

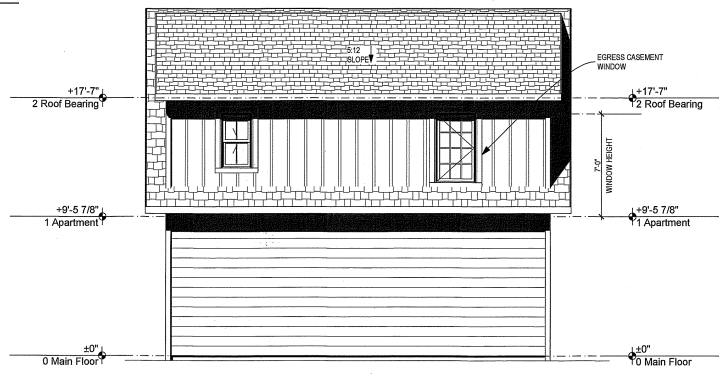
3 Site Plan
SCALE: 1" = 20'



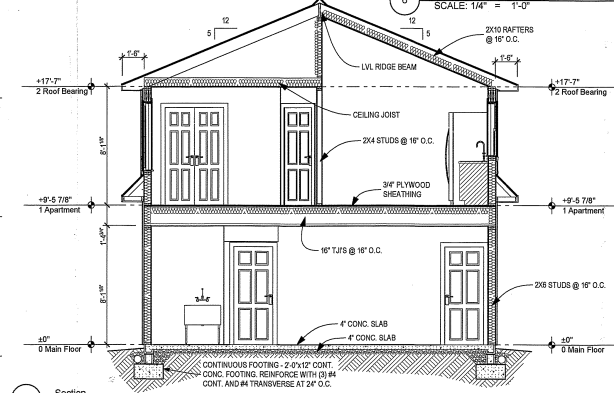
4 Front Elevation
SCALE: 1/4" = 1'-0"

5 Right Elevation
SCALE: 1/4" = 1'-0"

6 Rear Elevation
SCALE: 1/4" = 1'-0"



7 Left Elevation
SCALE: 1/4" = 1'-0"



8 Section
SCALE: 1/4" = 1'-0"

GENERAL NOTES

- The information contained within these construction documents shows design intent and basic framing details and does not show construction means or methods which are the sole responsibility of the contractor. It is the contractor's responsibility to utilize standard construction detailing and practices that will provide a well-crafted, structurally sound and weatherproof finished product. The contractor shall verify all dimensions and site conditions before starting work.
- It is the contractor's responsibility to ensure that all work is in strict accordance with the latest edition of all applicable national, state and local building codes and construction standards.
- It is the contractor's responsibility to ensure that all building materials and equipment are installed according to the manufacturer's directions. Contractor shall follow all instructions to maintain warranties supplied by manufacturer.
- It is the contractor's responsibility to verify all plan dimensions and details with respect to site conditions and final location of building materials (which may change outside of our plan dimensions). Consult architect when in doubt.

Floor plan notes:

- Do not scale drawings. Calculate any necessary dimensions and call the architect for clarification if required. Contractor to verify all dimensions and conditions at jobsite.
- All dimensions are from face-of-stud to face-of-stud, concrete wall or CMU wall unless otherwise noted. (Foundation walls are dimensioned to Face of Brick)
- Window sizes indicated on plans are generic sizes. Consult manufacturer for rough opening dimensions.
- Refer to plans and exterior elevations for window types. Coordinate operability of windows and direction of casement swing with manufacturer.
- Prefabricated fireplaces and flues shall be UL approved and installed per manufacturer's specifications. It is the contractor's responsibility to ensure that all applicable fire and building codes are met or exceeded.
- Masonry resistant gypsum board shall be used in bathrooms and other rooms where a water future or water is present.
- Contractor to center plumbing fixtures in spaces provided unless noted otherwise.
- Contractor to provide permits including consisting of continuous metal flashing epoxy-sealed to concrete foundation; joints in flashing to be epoxy sealed or caulked.
- All exterior wood stud walls to be framed with 2x6 studs, unless noted otherwise. Interior wood stud walls to be framed with 2x6 studs, unless noted otherwise.

Electrical, Lighting Audio/Visual, Communications:

- All electrical and lighting locations shall be marked by the builder (floor or wall) and approved by the owner prior to installation of wiring, fixtures.
- Contractor shall make the necessary allowances for wiring of audio-visual, communication and security systems.

8-2-17-UP
8/27/17
9:17 AM
A-1

FOSHIE ARCHITECTURE
JASON T. FOSHIE
ARCHITECT
KNOXVILLE, TN
(615) 650-7060

#Project Name
#Client Company
#Contact Address
#Contact City

FLOOR PLANS

Use on Review Development Plan

Name of Applicant: Chris Baker

Date Filed: 6/27/2017

Meeting Date: 8/10/2017

Application Accepted by: M. Payne

Fee Amount: ~ File Number: Development Plan ~

Fee Amount: +20% 540.00 File Number: Use on Review 8-5-17-UR



PROPERTY INFORMATION

Address: 8702 Terri Circle Knoxville 37923

General Location: 1/5 Terri Circle
due west of Villa Crest Drive

Tract Size: 65m x 216.67 x 1RR No. of Units: 1

Zoning District: RA

Existing Land Use: Single Family Dwelling

Planning Sector: Southwest County

Sector Plan Proposed Land Use Classification:
LDR

Growth Policy Plan Designation: Planned

Census Tract: 57.04

Traffic Zone: 250

Parcel ID Number(s): 132LB007

Jurisdiction: City Council _____ District
 County Commission 5th District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT
Name: Chris Baker

Company: _____

Address: 8702 Terri Circle

City: Knoxville State: TN Zip: 37923

Telephone: 865-385-7876

Fax: _____

E-mail: Chris.baker@mutualofomaha.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT
Name: Chris Baker

Company: _____

Address: 8702 Terri Circle

City: Knoxville State: TN Zip: 37923

Telephone: 865-385-7876

Fax: _____

E-mail: Chris.baker@mutualofomaha.com

APPROVAL REQUESTED

Development Plan: Residential Non-Residential

Home Occupation (Specify Occupation)

Single Family Residence

* Detached Garage w/apartment

Other (Be Specific)

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: Chris Baker

PLEASE PRINT
Name: Chris Baker

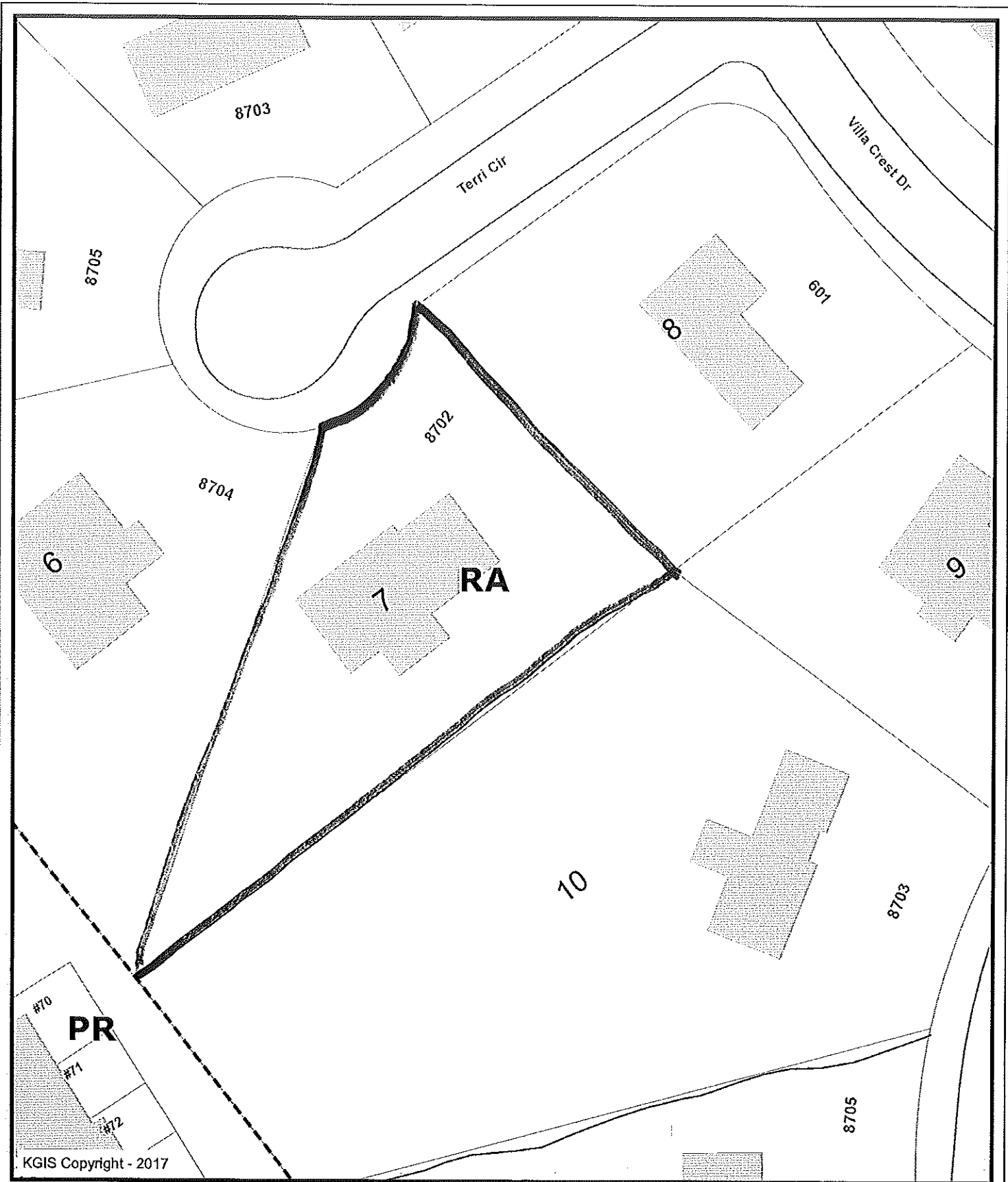
Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____

E-mail: _____

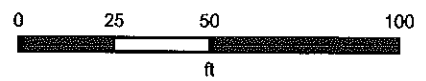


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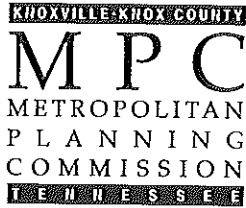
Letter Portrait

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Knoxville - Knox County - KUB Geographic Information System



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REQUIRED SIGN POSTING AGREEMENT FORM

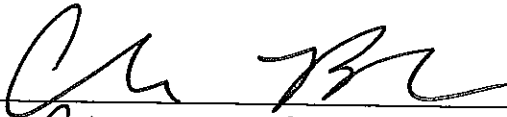
For all rezoning, plan amendment, concept plan, use on review, BZA variance, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC/BZA Administrative Rules and Procedures. When applicable, MPC staff will provide a sign to post on the property at the time of application.

The sign must be posted in a location that is clearly visible from the nearest adjacent street. If the property has more than one street frontage, then the sign should be placed along the higher classified street. MPC staff may recommend a preferred location for the sign to be posted at the time of application.

The sign must be posted no later than two weeks prior to the scheduled MPC/BZA hearing and must remain in place until after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted no later than two weeks prior to the next MPC/BZA meeting.

MPC staff will provide the first sign(s) for no additional charge as part of the application fees. If the sign(s) are lost or stolen and need to be replaced, then the applicant will be responsible for picking up a new sign from the MPC offices. The applicant will be charged a replacement fee for the second sign consistent with the agency's cost of purchasing each sign.

I hereby agree to post the sign provided on the subject property on or before 7/26/17 consistent with the guidelines provided above; and remove the sign within one week after the MPC/BZA decision.

Signature: 
Printed name: Chris Baker
MPC/BZA File #: 8-J-17-UR

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