



USE ON REVIEW REPORT

▶ **FILE #:** 8-A-20-UR

AGENDA ITEM #: 31

AGENDA DATE: 8/13/2020

▶ **APPLICANT:** C3 STUDIO, LLC

OWNER(S): Shuler Joint Trust

TAX ID NUMBER: 134 K D 02401

[View map on KGIS](#)

JURISDICTION: County Commission District 4

STREET ADDRESS: 2113 Beagle Chase Ln.

▶ **LOCATION:** North side of Beagle Chase Ln, Southwest of Heathrow Dr., west of Houser Rd.

▶ **APPX. SIZE OF TRACT:** 1.07 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Beagle Chase Ln, a local street with 26' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source:

WATERSHED: Tennessee River

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

▶ **EXISTING LAND USE:** SFR (Single Family Residential) & Vacant

▶ **PROPOSED USE:** Garage Apartment

1.87 du/ac

HISTORY OF ZONING: None

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

South: Houses / RA (Low Density Residential)

East: Houses / RA (Low Density Residential)

West: Houses / RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: This property is located in the Shea Fields subdivision which is in the Lyons Bend area, developed primarily with single family and rural residential uses in the A and RA zones.

STAFF RECOMMENDATION:

▶ **APPROVE** the request for a garage apartment that is approximately 1,102 square feet, subject to 2 conditions.

1) Meeting any relevant requirements of the Knox County Health Department..

2) Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the RA District, and the other

criteria for approval of a use on review.

COMMENTS:

This proposal is for an accessory structure that includes a detached garage and a 1,102 sqft "garage apartment" (1,017 sqft of living space on the second floor and 85 sqft entry on the first floor). Garage apartments are defined as "a dwelling unit erected above a private garage". The structure will be located to the right (east) of the existing home on what was a vacant lot that was combined with the house lot. Accessory structures are not permitted to be located within the front yard which is defined as being forward of the house between the two side lot lines. In this case, the accessory structure cannot be any closer to the front property line than the house, which is 49.3'. The proposed setback for the accessory structure is the same, 49.3'. The combined lot coverage of all the structures is approximately 11.36 percent and the RA zone allows a maximum lot coverage for structures of 30 percent.

EFFECT OF THE 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 public water is available and the septic system must be approved by the Knox County Health Department.
2. The garage and driveway space will allow the homeowners to park all their vehicles off the street as required by the covenants for the neighborhood.
3. The detached garage structure will have architectural features similar to the primary house and other houses in the neighborhood but at a slightly smaller scale, which is appropriate for a secondary (accessory) structure.
4. The garage doors will face the rear of the lot.
5. The front façade incorporates windows with large trim, dormers, and an articulated roof. The side and rear elevations will incorporate the same features and siding for a consistent appearance on all sides of the structure.
6. A retaining wall and landscaping will be installed along the rear (north) side of the driveway and landscaping on the right (east) side of the driveway to screen the driveway from neighboring properties.

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

1. The proposed garage apartment meets the standards for development within the RA (Low Density Residential) Zone 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 neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The proposed garage apartment will not draw significant traffic through residential neighborhoods.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan designates this property for rural residential (RR) uses. The RA zone allows consideration of a garage apartment on lots with a minimum area of 20,000 sqft if served by septic. The property is approximately 1.07 acres.

ESTIMATED TRAFFIC IMPACT: 15 (average daily vehicle trips)

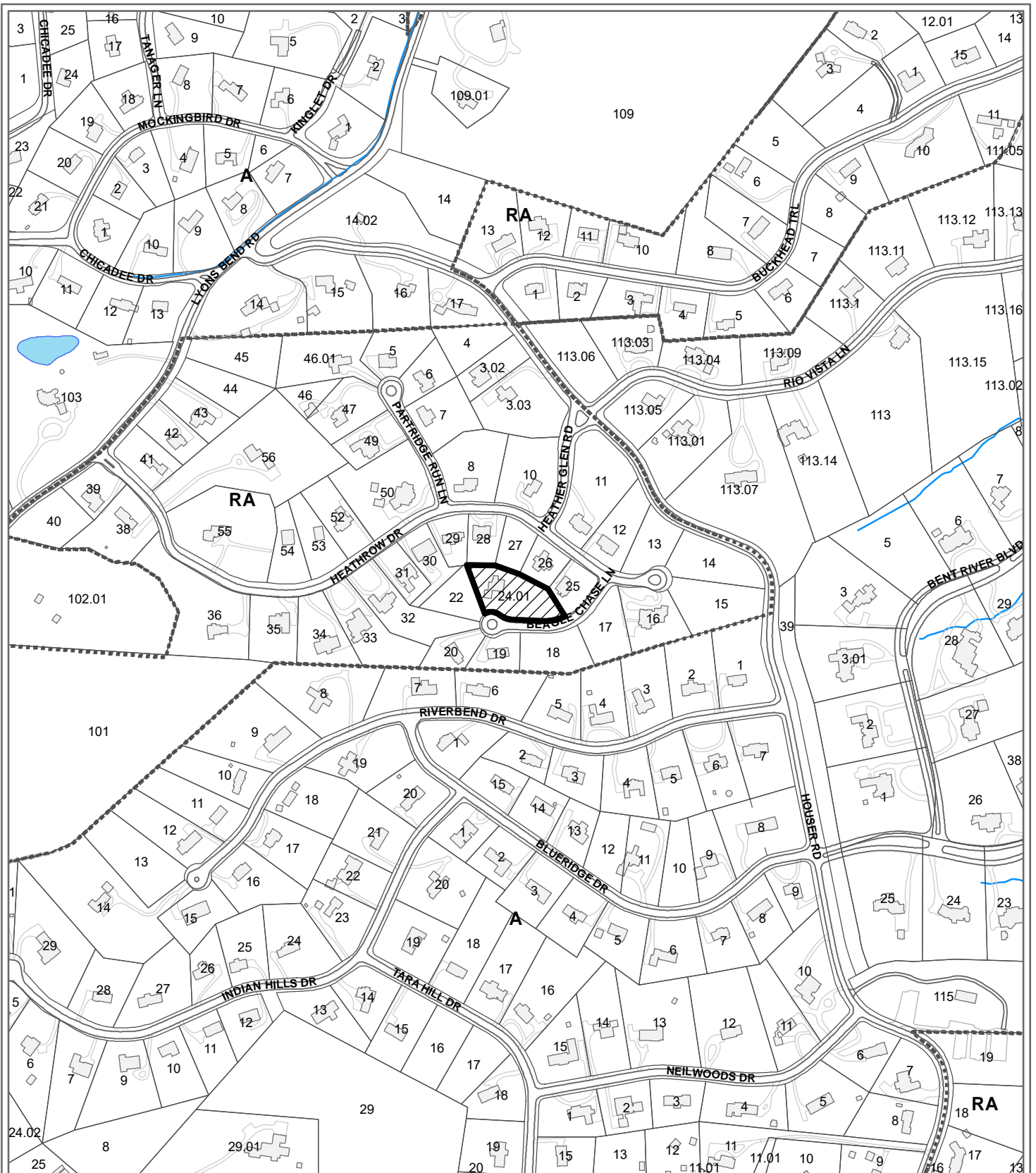
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 0 (public school children, grades K-12)

Schools affected by this proposal: Sequoyah Elementary, Bearden Middle, and West High.

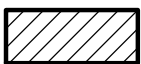
- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries 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.

The Planning Commission'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 a Planning Commission decision in the County.



**8-A-20-UR
USE ON REVIEW**

Petitioner: C3 Studio, LLC

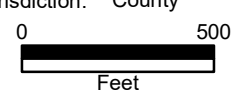


Garage Apartment in RA (Low Density Residential)

Map No: 134

Jurisdiction: County

Original Print Date: 7/15/2020 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902





REVISIONS	
DATE	Permit Set July 27th, 2020
PROJECT	2005002
DRAWN	CHECKED
CR	CR, JD

C3STUDIO



SHULER GARAGE

2113 BEAGLE CHASE LN, KNOXVILLE, TENNESSEE

KEY

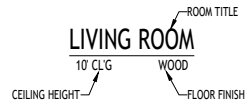
WINDOW / DOOR SIZING

2856 = 2'-8" WIDE x 5'-6" TALL OPENING SIZE
SEE ELEVATIONS FOR HEAD HEIGHT, HANDING
AND GRILL PATTERN

ELEVATION / SECTION BUBBLE



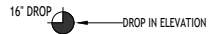
ROOM NAMES



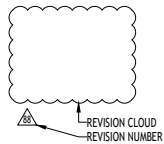
DRAWING TITLE



ELEVATION MARKERS



REVISION NOTES



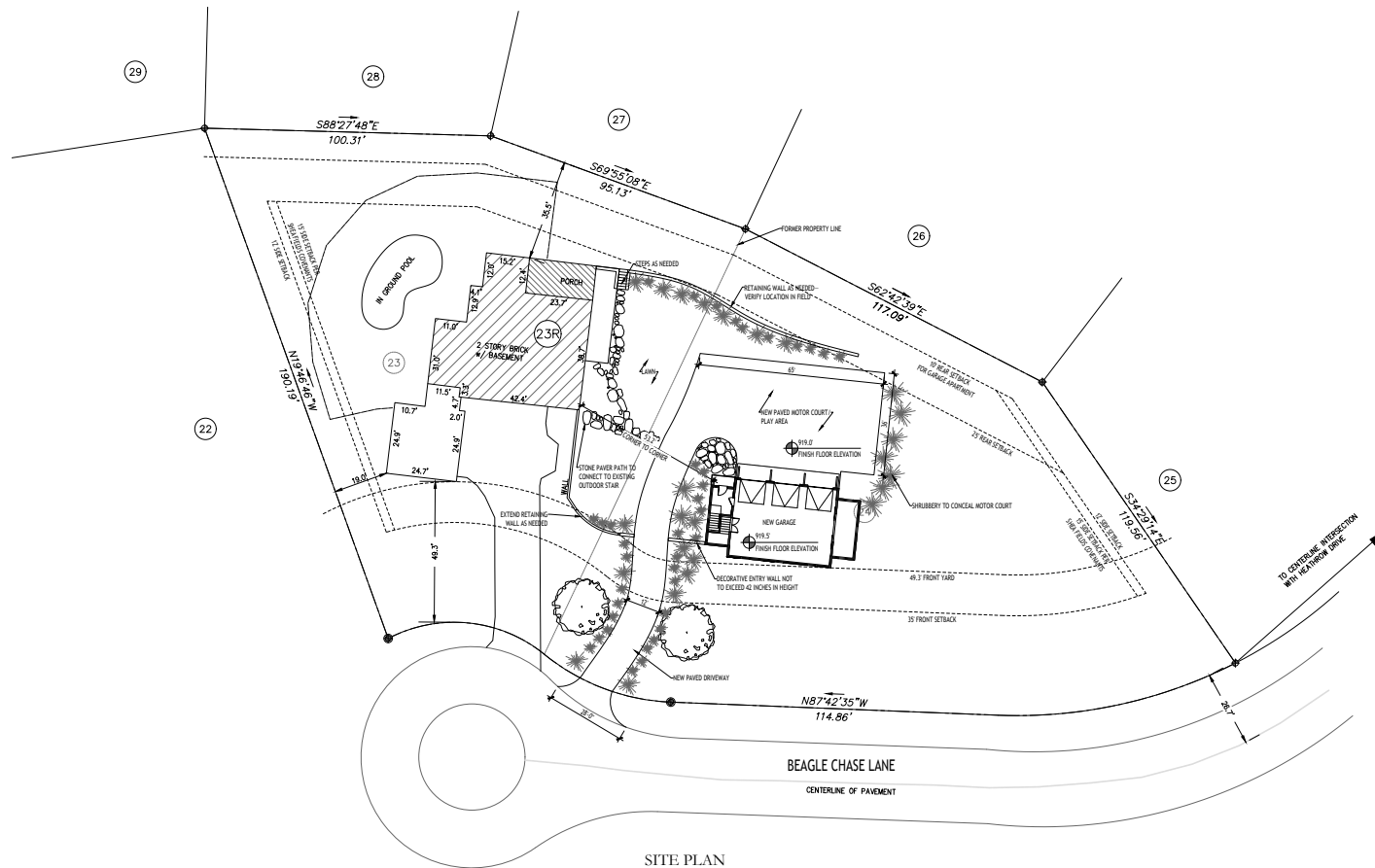
DRAWING INDEX

- 000 TITLE SHEET / DRAWING INDEX / KEY
- SITE SITE PLAN
- 100 FOUNDATION PLAN / ROOF PLAN
- 200 FIRST FLOOR PLAN / SECOND FLOOR PLAN
- 300 ELEVATIONS
- 330 WALL SECTIONS & DETAILS
- E200 ELECTRICAL PLANS

SQUARE FOOTAGE

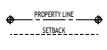
1ST FLOOR HEATED:	85	sq. ft.
2ND FLOOR HEATED:	1,017	sq. ft.
TOTAL HEATED:	1,102	sq. ft.
STOOP:	30	sq. ft.
1ST FLOOR UNFINISHED:	61	sq. ft.
2ND FLOOR UNFINISHED:	167	sq. ft.
GARAGE:	1,190	sq. ft.
TOTAL CUMULATIVE:	2,550	sq. ft.

8-A-20-UR
Revised: 7/27/2020



SITE PLAN

- NOTES:
- THE GENERAL CONTRACTOR SHALL VERIFY ALL PROPERTY LINES, SETBACKS, EASEMENTS, UTILITY SERVICES AND LOCATIONS PRIOR TO CONSTRUCTION.
 - THE GENERAL CONTRACTOR SHALL VERIFY LOCATION OF HOUSE RELATIVE TO ALL PROPERTY LINES, SETBACKS AND EASEMENTS.
 - THE GENERAL CONTRACTOR SHALL VERIFY EXISTING SANITARY, SEWER LOCATIONS AND SIZES, SOAK PILES, PAVING REQUIREMENTS, AND PROVIDE FOR ABSOLUTE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES TO AN APPROVED STORM WATER MANAGEMENT SYSTEM.



LANDSCAPING MATERIAL KEY

- NEW STONE PAVERS
- NEW TREES
- ★ NEW SHRUBBERY

LOT AREA COVERAGE CALCULATIONS

POOL:	578.89 sq. ft.
SCREENED:	3,271.51 sq. ft.
NEW GARAGE:	7,362.42 sq. ft.
TOTAL LOT COVERAGE:	11,212.82 sq. ft.
TOTAL LOT AREA:	48,445.78 sq. ft.
RATIO:	5,228.78 sq. ft. = 11.2% 48,445.78 sq. ft.

8-A-20-UR
Revised: 7/27/2020

REVISIONS
NOT FOR
CONSTRUCTION

DATE
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2005002

DRAWN
CR

CHECKED
CR, JD

SITE

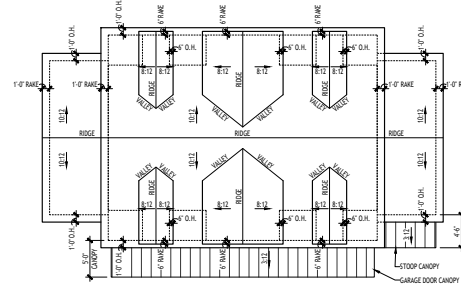


SHULER GARAGE
2113 BEAGLE CHASE LN., KNOXVILLE, TENNESSEE

REVISIONS

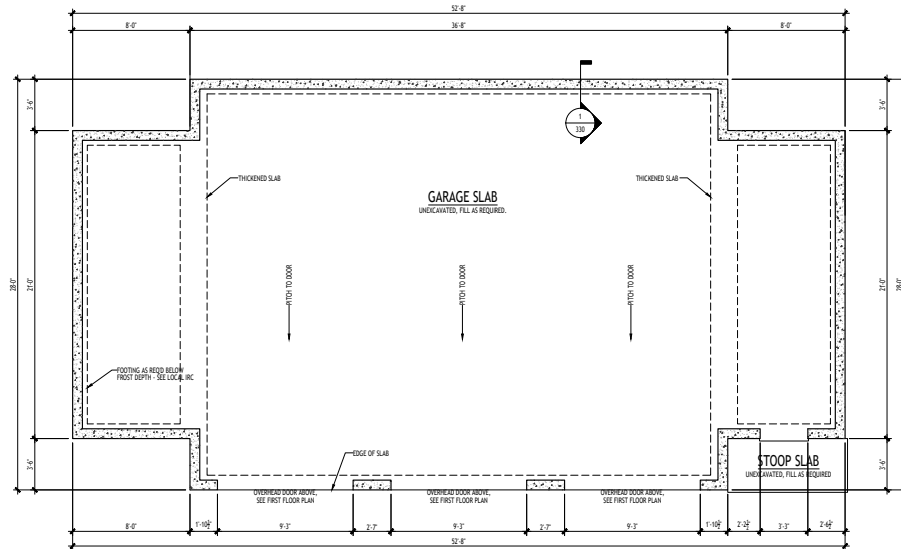
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ROOF NOTES:
EXPOSED METALS INCLUDING FLASH OR OTHERS SHALL BE
GRADES TO MATCH TO THE FINISH OF ROOF PENETRATIONS.
ALL ROOF PENETRATIONS SHALL BE FINISH FROM VIEW LOCATED IN
THE REAR OF THE HOUSE, BEHIND DORMERS OR GABLES AND BE
PAINTED TO MATCH ROOF COLOR.



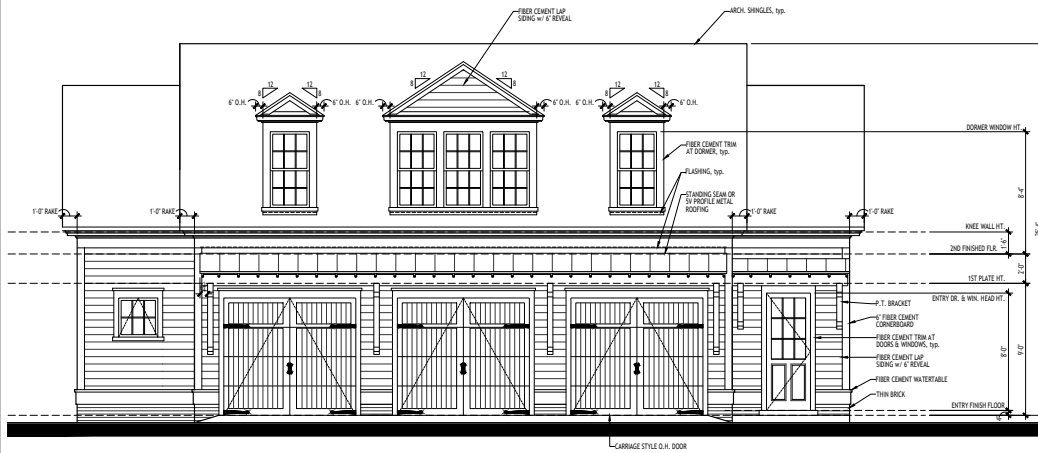
2 ROOF PLAN
1/4"=1'-0"

FOUNDATION & FINISH GENERAL NOTES:
1. FOUNDATION SHALL BE CONCRETE CAST WITH REINFORCING BARS (REBAR) AS SHOWN.
2. THICKENED CONCRETE FOOTING, REINFORCED PER STRUCTURAL OR
IBC. BOTTOM OF FOOTING AT OF BELOW LOCAL FROST DEPTH
REQUIREMENT.
3. TYPICAL STAIR PAD, 4" CONCRETE SLAB TO RECEIVE STAIR STRINGERS -
FILL LOCATED AT BASE OF STAIR.
4. ALL SLABS SHALL HAVE CONTROL JOINTS SPACED EVERY 12'-15' MAX.
MIN. EXPANSION JOINT PER CODE.

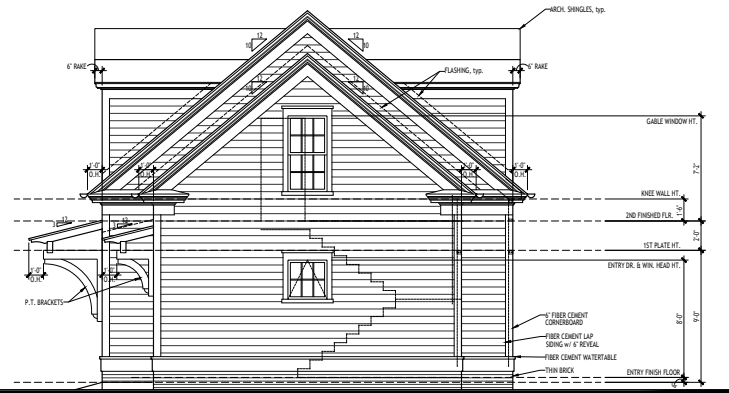


1 FOUNDATION PLAN
1/4"=1'-0"

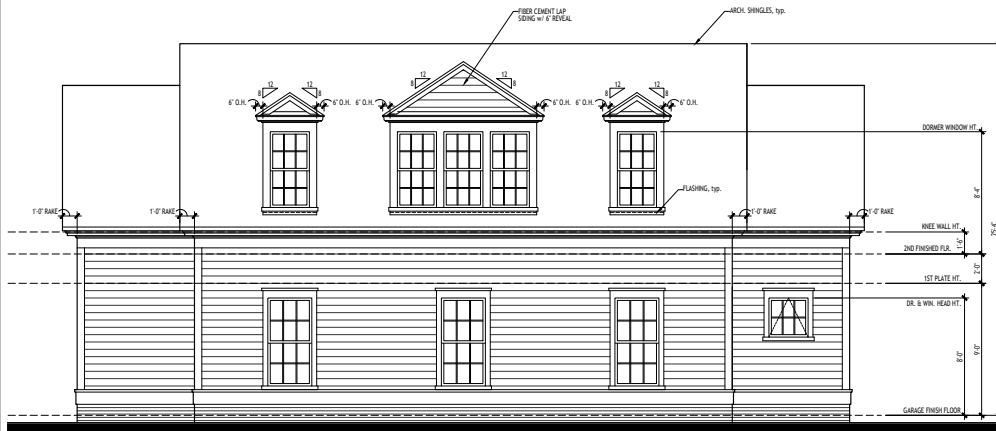
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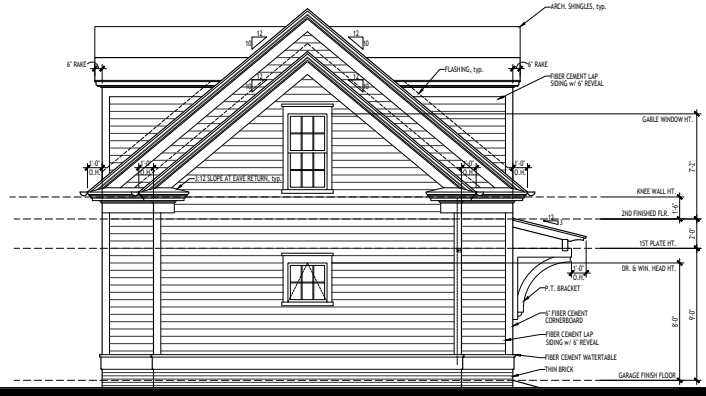
4 FRONT ELEVATION
1/4" = 1'-0"



3 RIGHT ELEVATION
1/4" = 1'-0"



2 REAR ELEVATION
1/4" = 1'-0"



1 LEFT ELEVATION
1/4" = 1'-0"

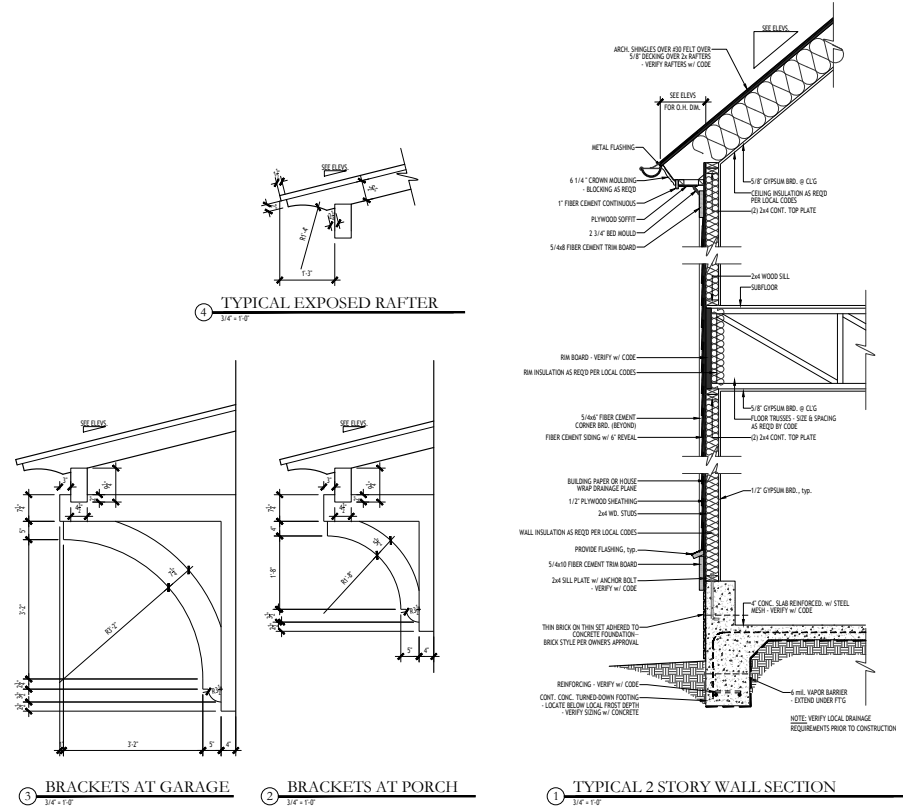
REVISIONS

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DRAWN CR CHECKED CR, JD

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DEVELOPMENT REQUEST

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning

C3 Studio, LLC		Design Firm
Applicant Name		Affiliation
06/15/2020	8/13/2020	8-A-20-UR
Date Filed	Meeting Date (if applicable)	File Numbers(s)

CORRESPONDENCE

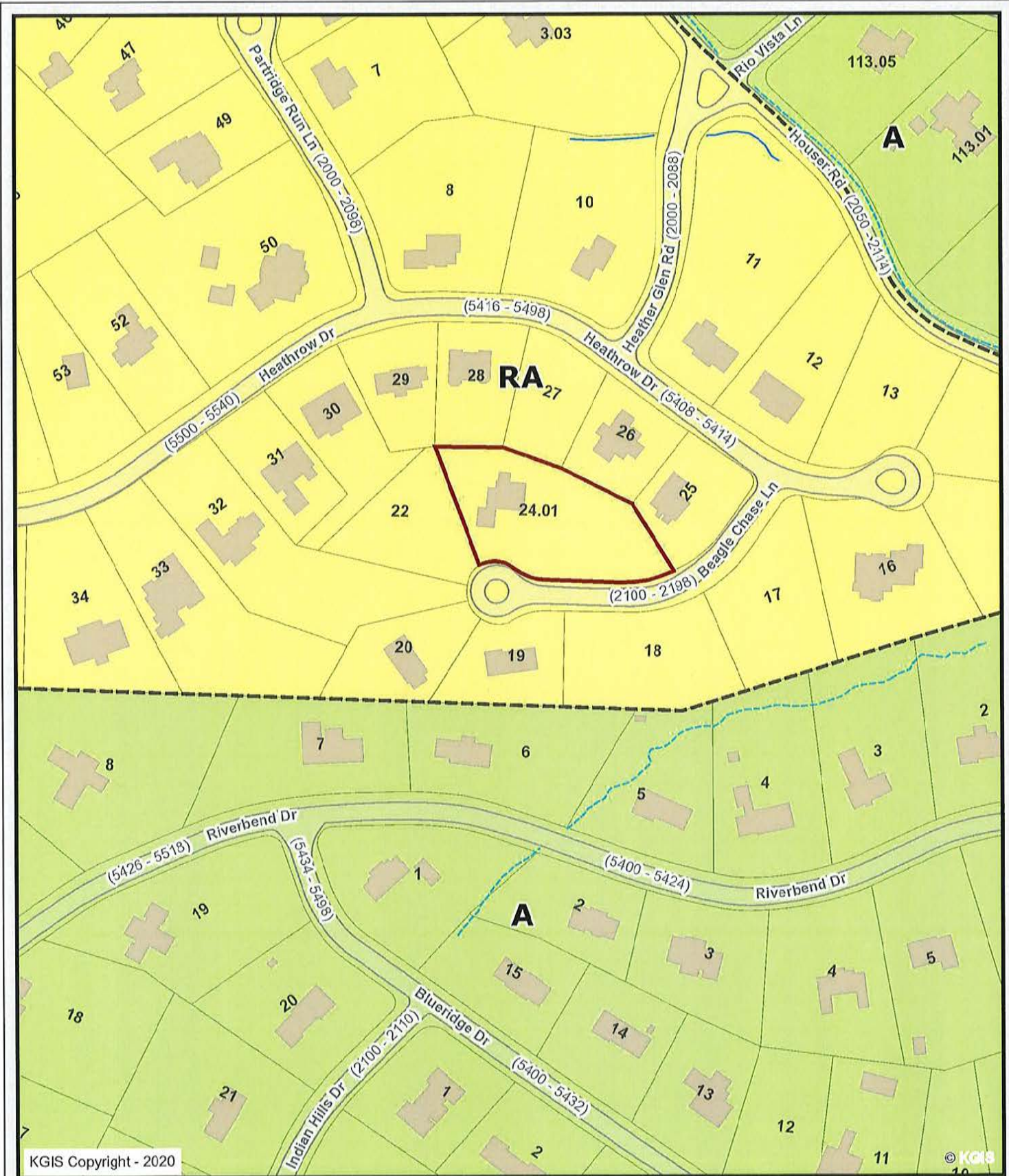
All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Cesar Rojas	C3 Studio, LLC		
Name	Company		
133 W Jackson Ave	Knoxville	TN	37902
Address	City	State	Zip
865-309-4461	cesar.rojas@c3studiollc.com		
Phone	Email		

CURRENT PROPERTY INFO

Shuler Joint Trust	2113 Beagle Chase Ln	910-691-2878
Owner Name (if different)	Owner Address	Owner Phone
2113 Beagle Chase Ln	134KD02401	
Property Address	Parcel ID	
Sheafields Subdivision, Riverbend <i>N/S Beagle Chase Ln SW of Heathrow Dr. West of House Rd</i>	1.07 acres	
General Location	Tract Size	
Knox <i>4</i>	RA	
Jurisdiction (specify district above)	<input type="checkbox"/> City <input checked="" type="checkbox"/> County	Zoning District
Southwest County	RR	Rural Area, County
Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation
SFR, AgForVac	Y	N/A
Existing Land Use	Septic (Y/N)	Sewer Provider
		Water Provider



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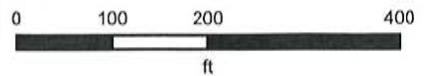
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2113 Beagle Chase

Knoxville - Knox County - KUB Geographic Information System



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