



# USE ON REVIEW REPORT

▶ **FILE #:** 1-A-20-UR

**AGENDA ITEM #:** 24

**AGENDA DATE:** 1/9/2020

▶ **APPLICANT:** DELLA EVANS

OWNER(S): Della Evans

TAX ID NUMBER: 48 J A 03602

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 6513 Penny Ln.

▶ **LOCATION:** West side Penny Ln., southeast of Mynatt Rd

▶ **APPX. SIZE OF TRACT:** 17226 square feet

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Penny Ln, a local street with 12' of pavement within 40' of right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

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

▶ **EXISTING LAND USE:** Residential

▶ **PROPOSED USE:** Garage apartment

5 du/ac

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Single family, Rural residential / RA (Low Density Residential)

South: Single family, Vacant land / RA (Low Density Residential), RB (General Residential)

East: Rural residential, Single family / RA (Low Density Residential), RB (General Residential)

West: Single family, Mobile home park / RA (Low Density Residential), RB (General Residential)

NEIGHBORHOOD CONTEXT: This area is developed with single family houses on small and large lots in the RA, RB and A zones, and several mobile home parks in the RB zone. Tommy Schumpert Park is located approximately 1.5 miles to the west.

## STAFF RECOMMENDATION:

▶ **APPROVE the requested garage apartment in the RA zone, subject to 2 conditions.**

- 1) Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
- 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 zone, as well as other

criteria for approval of a use on review.

**COMMENTS:**

This proposal is for an accessory structure that includes a detached garage and a "garage apartment" on the second level. Garage apartments are defined as "a dwelling unit erected above a private garage". The structure will be located at the end of the existing driveway. There is an existing accessory structure in this location that will be moved to the northwest corner of the rear yard. The combined lot coverage of all the structures is approximately 15 percent and the RA zone allows a maximum lot coverage of 30 percent.

The accessory structure is 18' tall, measured to the bottom of the ceiling joists as allowed by the RA zone district. The new and relocated accessory structures will be a minimum of 10' to adjacent property lines, which meets the minimum requirements of the RA zone. The recorded plat for the property has a 10' utility and drainage easement along all property lines.

**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 utilities are available to serve this site.
2. The proposal will not significantly increase traffic on Penny Lane, which is a substandard road because of the pavement width. However, the road does have shoulders that does allow for opposing vehicles to pass.

**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 use will not draw additional traffic through residential areas.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The North County Sector Plan designates this property for low density residential (LDR) uses.
2. The RA Zone district is allowed in the LDR sector plan designation and the RA zone allows consideration of garage apartments on lots with a minimum lot size of 12,000 sqft if served by sanitary sewer.
3. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**ESTIMATED TRAFFIC IMPACT:** 28 (average daily vehicle trips)

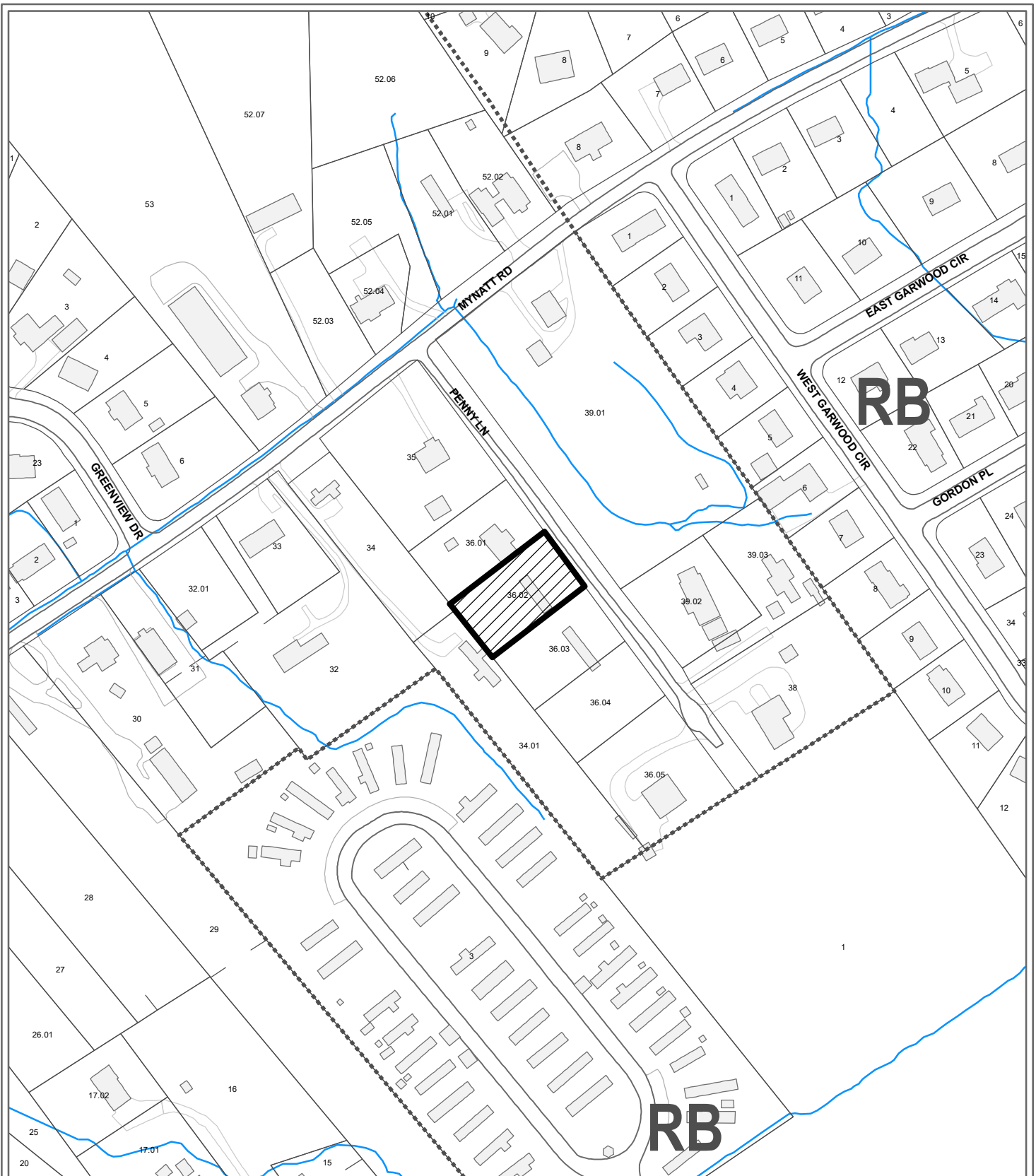
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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

Schools affected by this proposal: Adrian Burnett Elementary, Halls Middle, and Halls 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.



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



Garage apartment in RA (Low Density Residential)

Original Print Date: 12/18/2019      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Evans, Della

Map No: 48

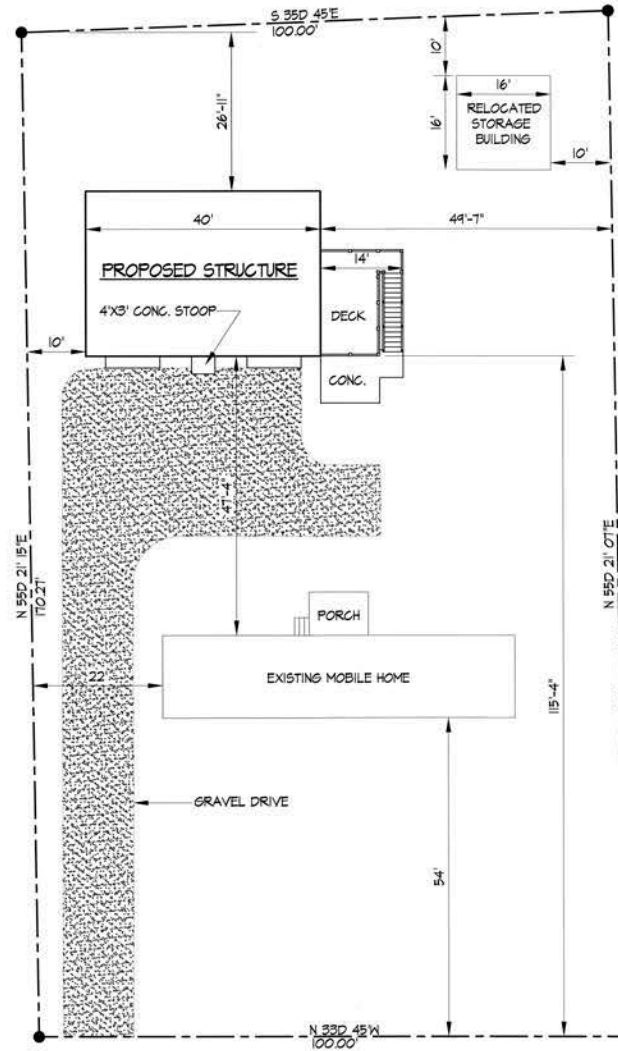
Jurisdiction: County



PLANS FOR:  
DELLA EVANS

6513 PENNY LANE  
JOHN R. COTTER  
SUBDIVISION

LOT 2  
KNOX COUNTY,  
TENNESSEE



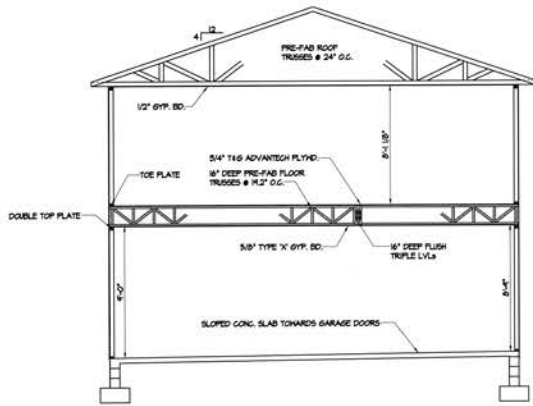
**SITE PLAN**   
1"=10'-0"  
PENNY LANE

1-A-20-UR  
10/30/19

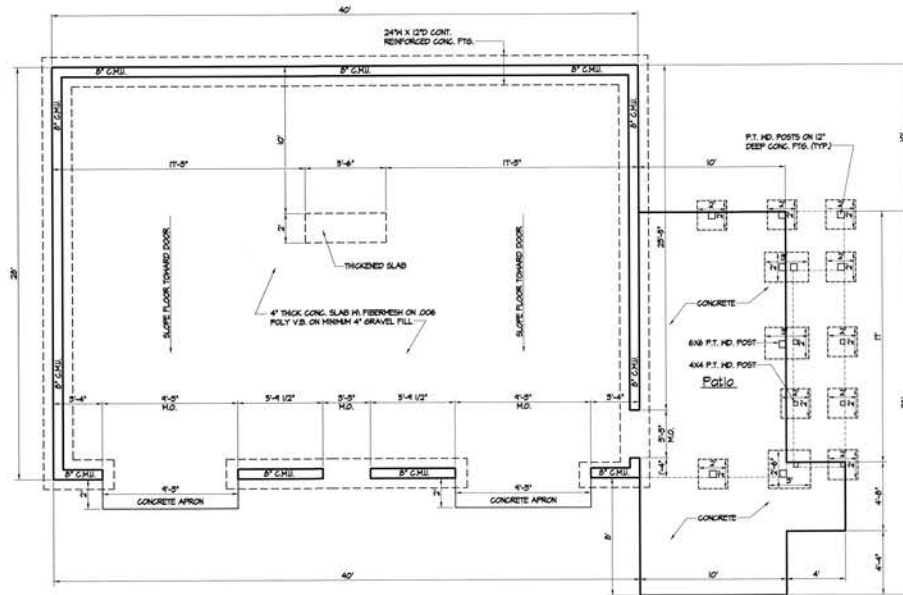
THESE PLANS ARE DIAGRAMMATIC ONLY AND ARE DESIGNED STRICTLY AS A GENERAL GUIDE TO CONSTRUCTION. CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND LOCAL CODE COMPLIANCE PRIOR TO PURCHASING MATERIALS AND CONSTRUCTION. STRUCTURAL MEMBER SIZES INDICATED ON PLANS ARE USED STRICTLY AS A GUIDE FOR DIMENSIONING PURPOSES. STRUCTURAL MEMBERS SHALL BE SIZED BY MANUFACTURER OR STRUCTURAL ENGINEER. PRE-CONSTRUCTION DIMENSION ERRORS SHALL BE CORRECTED FREE OF CHARGE. THE DESIGNER SHALL NOT BE HELD LIABLE FOR UNCORRECTED ERRORS WHICH RESULT IN CONSTRUCTION COMPLICATIONS OR STRUCTURAL VARIANCES. ACCEPTANCE AND USE OF THESE PLANS CONSTITUTES AGREEMENT WITH THESE CONDITIONS.



PLANS BY MOONLIGHT		RESIDENTIAL DESIGN AND DRAFTING SERVICES 694-3723
CLIENT:	DELLA EVANS	DESIGNER:
DESCRIPTION:	SITE PLAN	DATE:
LOCATION:	6513 PENNY LN., KNOX, TN	DATE PLOTTED:
		5-1

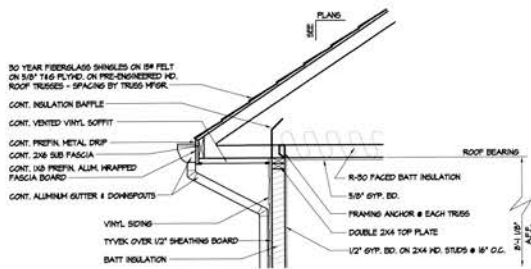


**END SECTION**  
1/4"x1'-0"

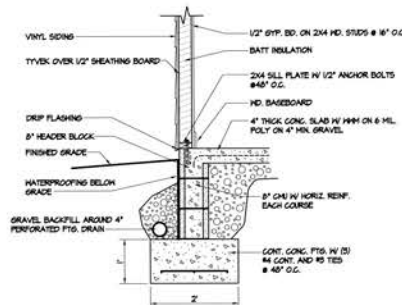


**FOUNDATION PLAN**  
1/4"x1'-0"

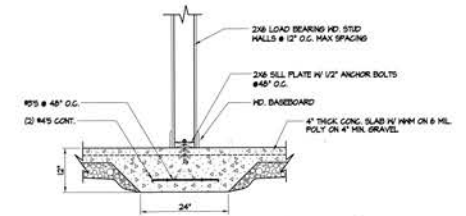
1-A-20-UR  
10/30/2019



**TYP. CORNICE DETAIL**  
3/4"x1'-0"



**FOUNDATION / WALL SECTION**  
3/4"x1'-0"



**WALL SECTION @ THICKENED SLAB FTG.**  
3/4"x1'-0"

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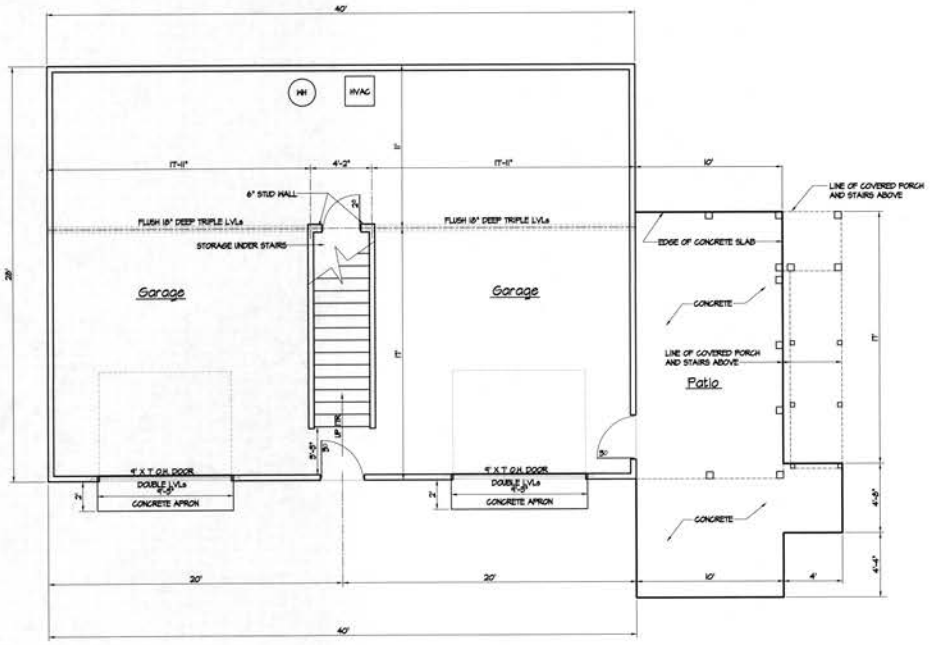
PLANS BY MOONLIGHT RESIDENTIAL DESIGN 694-3723

DESIGNER: DELLA EVANS

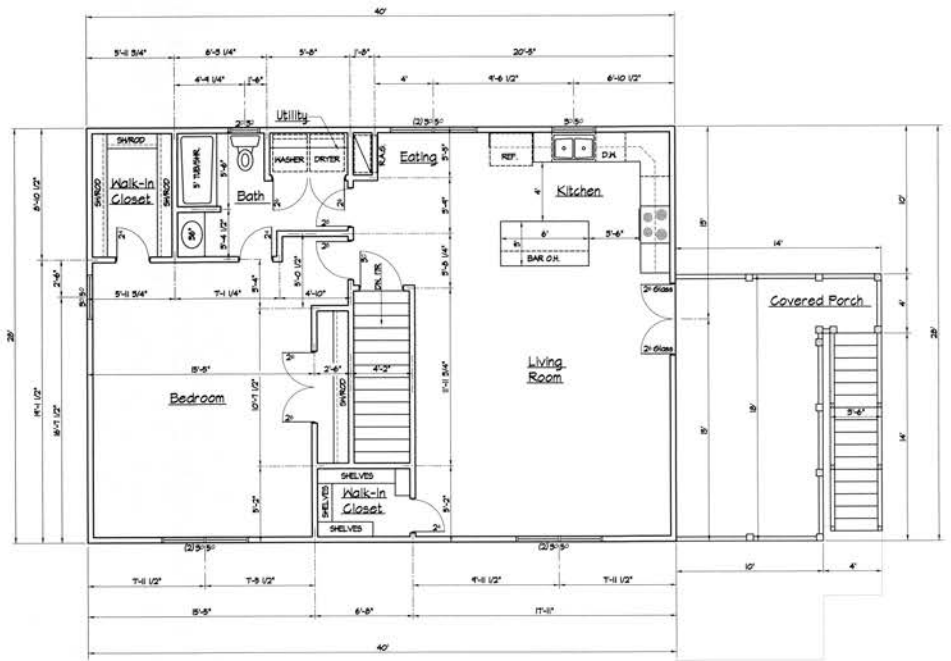
DATE: SEPT. 14

LOCATION: 6515 PENNY LN., KNOX, TN

SCALE: A-1



**GARAGE LEVEL PLAN**  
1/4" = 1'-0"

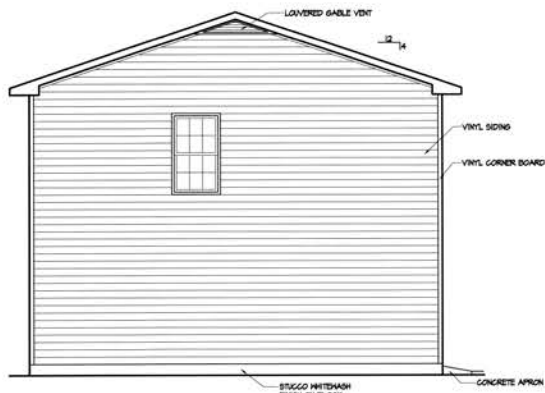


**UPPER LEVEL PLAN**  
1/4" = 1'-0"

1-A-20-UR  
10/30/2019

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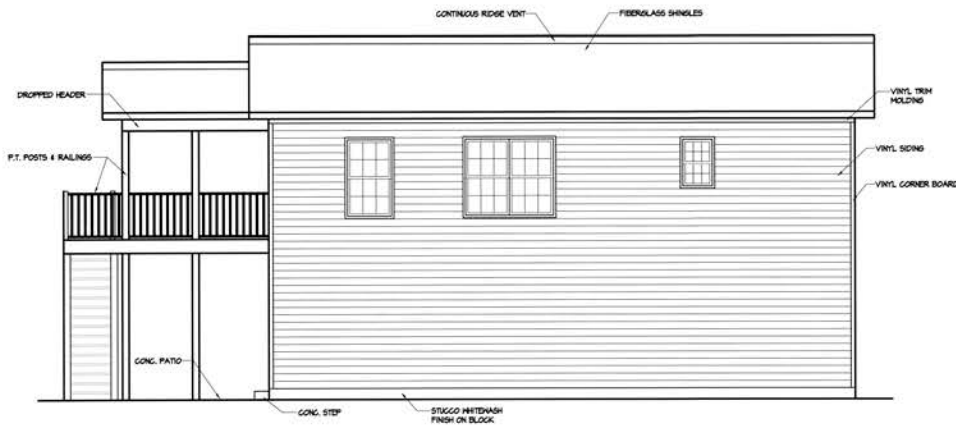
	<b>PLANS BY MOONLIGHT</b>		RESIDENTIAL DESIGN AND DRAFTING SERVICES 694-3723
	DESIGNER	PROJECT NO.	
	DELLA EVANS	EVANS2	
	DESCRIPTION	DATE	
FLOOR PLANS	SEPT. 18		
LOCATION			
6513 PENNY LN, KNOX, TN			DRAWN BY <b>A-2</b>



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



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



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



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

1-A-20-UR  
10/30/2019

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	<b>PLANS BY MOONLIGHT</b>		RESIDENTIAL DESIGN AND DRAFTING SERVICES 594-3723
	NAME OF: <b>DELLA EVANS</b>		PROJ. FILE: <b>EVANS5</b>
	DESCRIPTION: <b>EXTERIOR ELEVATIONS</b>		DATE: <b>SEPT. 14</b>
	LOCATION: <b>6513 PENNY LN., KNOX, TN</b>		DRAWING NO.: <b>A-3</b>





# Planning

KNOXVILLE | KNOX COUNTY

## DEVELOPMENT REQUEST

### DEVELOPMENT

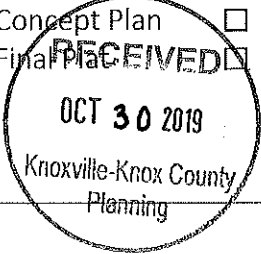
- Development Plan  
 Use on Review / Special Use

### SUBDIVISION

- Concept Plan  
 Final Plan

### ZONING

- Plan Amendment  
 Rezoning



Della EVANS

Applicant

10/30/19  
Date Filed

1/9/2020 @ 1:30 p.m.  
Meeting Date (if applicable)

1-A-10-UR  
File Number(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

Della EVANS

Name: Della EVANS  
 Company: \_\_\_\_\_  
 Address: 6513 Penny Lane  
 City: Knoxville State: TN Zip: 37918

Phone: 423-912-8904 Email: Della48@hotmail.com

### CURRENT PROPERTY INFO

Owner Name (if different): Della EVANS  
 Owner Address: 6513 Penny Lane  
 Owner Phone: Knoxville, TN 423-912-8904

Property Address: 6513 Penny Lane  
 Parcel ID: 048JAD3602

General Location: w/ 1/2 Penny Lane due S/E of Mynett Rd.  
 Tract Size: 17,226 +/- sq ft

Jurisdiction (specify district above): 7<sup>th</sup>  
 City  County  
 Zoning District: RA

Planning Sector: North County  
 Sector Plan Land Use Classification: LOR  
 Growth Policy Plan Designation: Planned


Existing Land Use: 1 Dwelling  
 Septic (Y/N): N  
 Sewer Provider: KUB  
 Water Provider: KUB

# REQUEST

DEVELOPMENT	<input type="checkbox"/> Development Plan	<input checked="" type="checkbox"/> Use on Review / Special Use
	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Non-Residential
SUBDIVISION	<input type="checkbox"/> Home Occupation (specify): _____	
	<input checked="" type="checkbox"/> Other (specify): <u>Garage apartment in RA zone</u>	
ZONING	<input type="checkbox"/> Proposed Subdivision Name _____ Unit / Phase Number _____	
	<input type="checkbox"/> Parcel Change <input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel    Total Number of Lots Created: _____	
ZONING	<input type="checkbox"/> Other (specify): _____	
	<input type="checkbox"/> Attachments / Additional Requirements	
ZONING	<input type="checkbox"/> Zoning Change: _____ Proposed Zoning	
	<input type="checkbox"/> Plan Amendment Change: _____ Proposed Plan Designation(s)	
ZONING	<input type="checkbox"/> Proposed Property Use (specify) _____ Proposed Density (units/acre) _____ Previous Rezoning Requests _____	
	<input type="checkbox"/> Other (specify): _____	

STAFF USE ONLY	<b>PLAT TYPE</b> <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	FEE 1:	TOTAL:
	<b>ATTACHMENTS</b> <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	FEE 2:	
	<b>ADDITIONAL REQUIREMENTS</b> <input type="checkbox"/> Design Plan Certification (Final Plat only) <input checked="" type="checkbox"/> Use on Review / Special Use (Concept Plan only) <input type="checkbox"/> Traffic Impact Study	FEE 3:	
		450.00	450.00
		75	
		75	

## AUTHORIZATION

 Staff Signature	<u>Mare Payne</u> Please Print	<u>10/30/19</u> Date
<u>Della Evans</u> Applicant Signature	<u>Della EVANS</u> Please Print	<u>10-30-19</u> Date

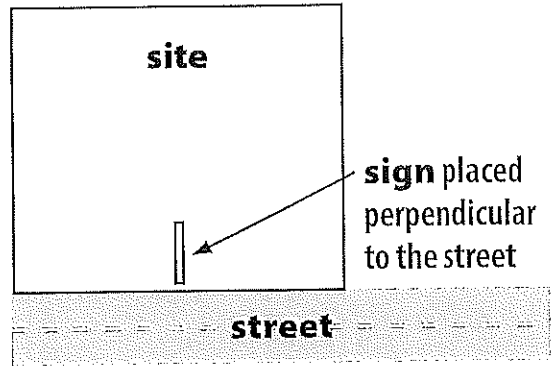
## REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted Administrative Rules and Procedures.

At the time of application, staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the Planning offices. The applicant will be charged a fee of \$10 for each replacement sign.

### LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.



### TIMING

The sign(s) must be posted 15 days before the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next Planning Commission meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

12/26/2019 and 1/10/2020  
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

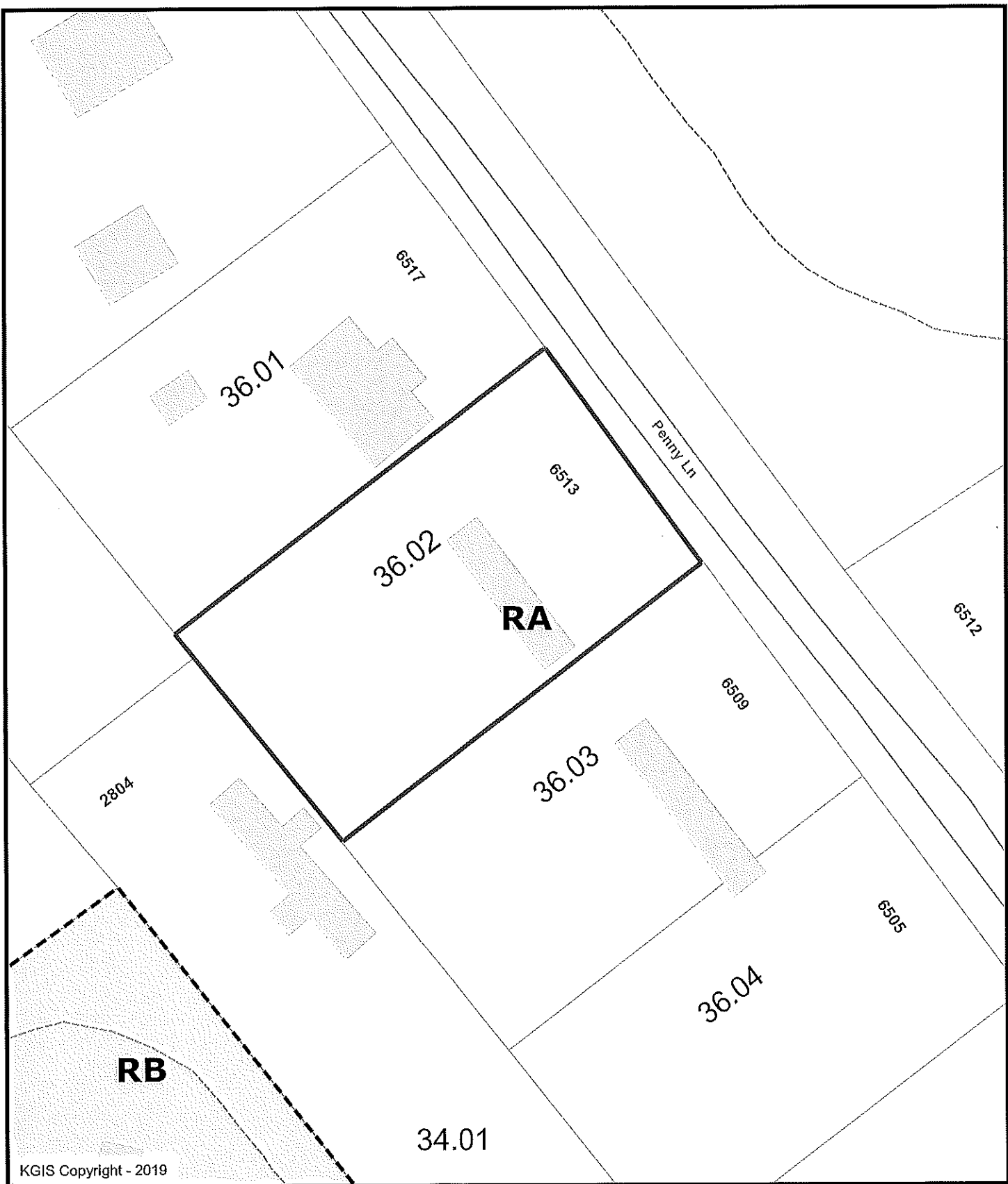
Signature: Della Evans

Printed Name: Della EVANS

Phone: 423-912-8904 Email: Della 48@hotmail.com

Date: 10-30-19

File Number: 1-A-19-UR



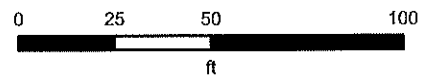
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### Letter Portrait

### Knoxville - Knox County - KUB Geographic Information System



Printed: 10/30/2019 at 1:57:19 PM



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