



USE ON REVIEW REPORT

▶ **FILE #:** 5-J-20-UR (REVISED) **AGENDA ITEM #:** 18

POSTPONEMENT(S): 5/14/2020 **AGENDA DATE:** 6/11/2020

▶ **APPLICANT:** CHRISTOPHER BUSH

OWNER(S): Christopher Bush / Long Sisters, LLC

TAX ID NUMBER: 47 E B 01401 & 01402

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 1705 & 1707 Forrester Rd.

▶ **LOCATION:** North side of Forrester Rd., west of Hall Acres Dr.

▶ **APPX. SIZE OF TRACT:** 25247 square feet

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Forrester Rd, a local street with approximately 14' of pavement within 36' 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:** [REVISED] Construction of garage apartments and houses on two individual lots.

6.8 du/ac

HISTORY OF ZONING: None noted.

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

South: Houses / A (Agricultural)

East: Houses / A (Agricultural)

West: Houses / A (Agricultural)

NEIGHBORHOOD CONTEXT: This area of Forrester Rd is developed with single family houses in the A and RA zones.

STAFF RECOMMENDATION:

▶ **APPROVE** the request for a garage apartment that is approximately 700 square feet on the two requested lots, subject to 6 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 Department of Engineering and Public Works.
3. Meeting all applicable requirements of the Knox County Zoning Ordinance.
4. Correcting the lot size on the site plans to reflect the lot area on the recorded plat; Lot 2 = 12,009 square feet, Lot 3 = 13,267 square feet.

5. Maintaining a minimum lot size of 12,000 square feet for lots with a garage apartment as required by the RA zone (Section 5.11.09.D.).
6. The garage apartment must be constructed at the same time or after the construction of the primary residence on the lot.

With the conditions noted above, this plan meets the requirements for approval in the RA zoning district and the other criteria for approval of a use on review.

COMMENTS:

The applicant recently subdivided this property into 3 lots with one them containing the existing single family house. The lot for the existing house is 10,001 sqft and is only large enough to have a single family house. The other two new lots have a recorded lot size over 12,000 sqft which does allow a garage apartment to be considered as a use permitted on review if associated with a primary residence. The garage apartments cannot be constructed before the primary residence. The site plans do not show the correct (recorded) lot sizes, however, the houses and garage apartments should still be able to meet the area regulations of the RA zone based on the information provided on the site plans.

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

1. The garage apartments and associated houses will have minimal impact on local services since utilities are available to serve this site.
2. The garage apartments will be located approximately 23' from the rear property line where there is an existing house on the adjacent lot. The minimum rear setback for a garage apartment is 10'.

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

1. The proposed garage apartments meet the standards for development within the RA (Low Density Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed garage apartments are 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 subdivision will not draw significant traffic through residential neighborhoods.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan designates this property for low density residential (LDR) uses. The RA zone allows consideration of a garage apartment on lots with a minimum area of 12,000 sqft if served by sanitary sewer.
2. The site is located within the Planned Growth area on the Knoxville-Knox County-Farragut Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: 57 (average daily vehicle trips)

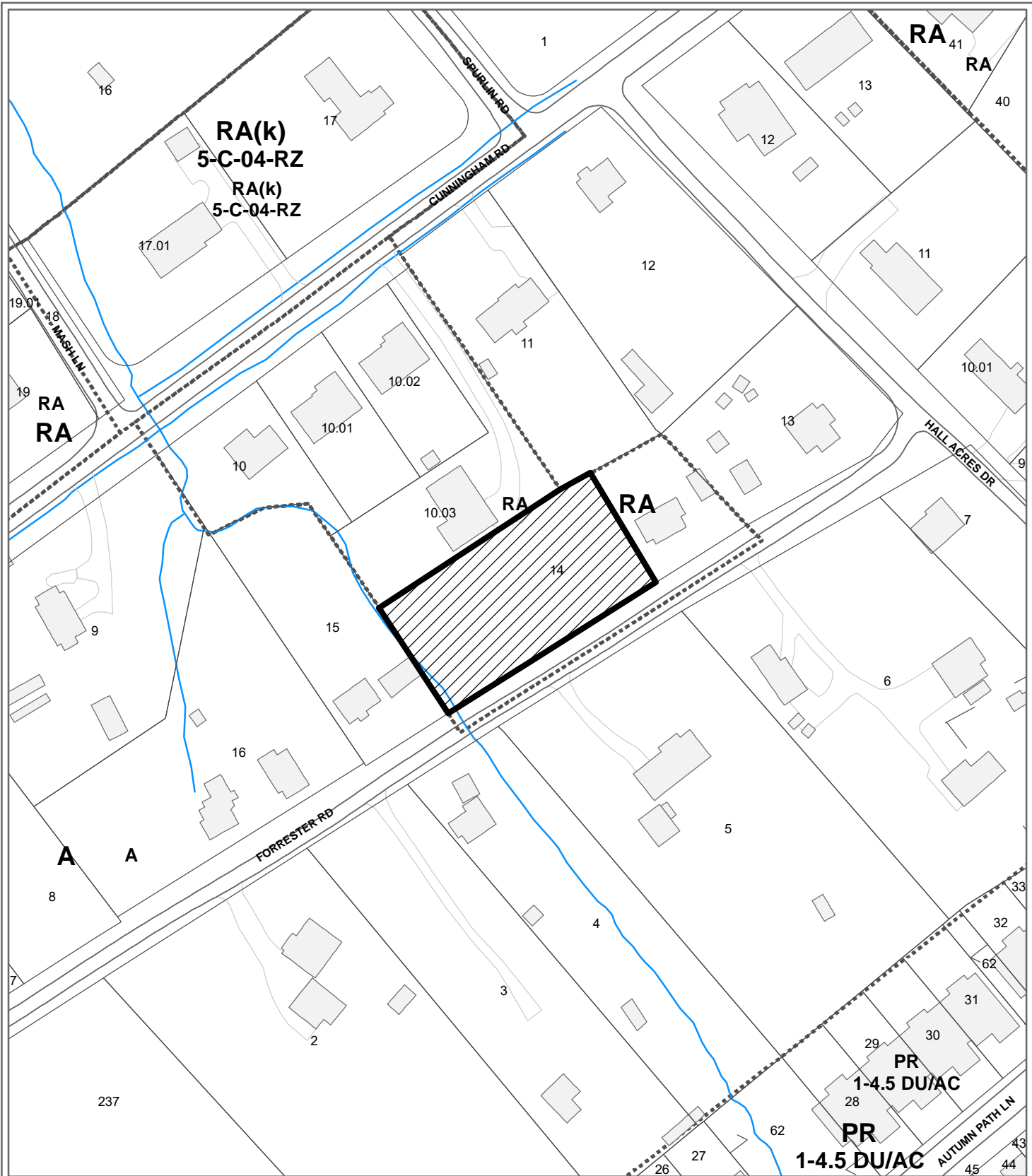
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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

ESTIMATED STUDENT YIELD: 1 (public school children, grades K-12)

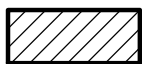
Schools affected by this proposal: Brickey-McCloud Elementary, Halls Middle, and Halls High.

- 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.



**5-J-20-UR
USE ON REVIEW**



Construction of two duplex structures on individual lots in RA (Low Density Residential)

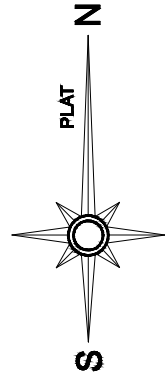
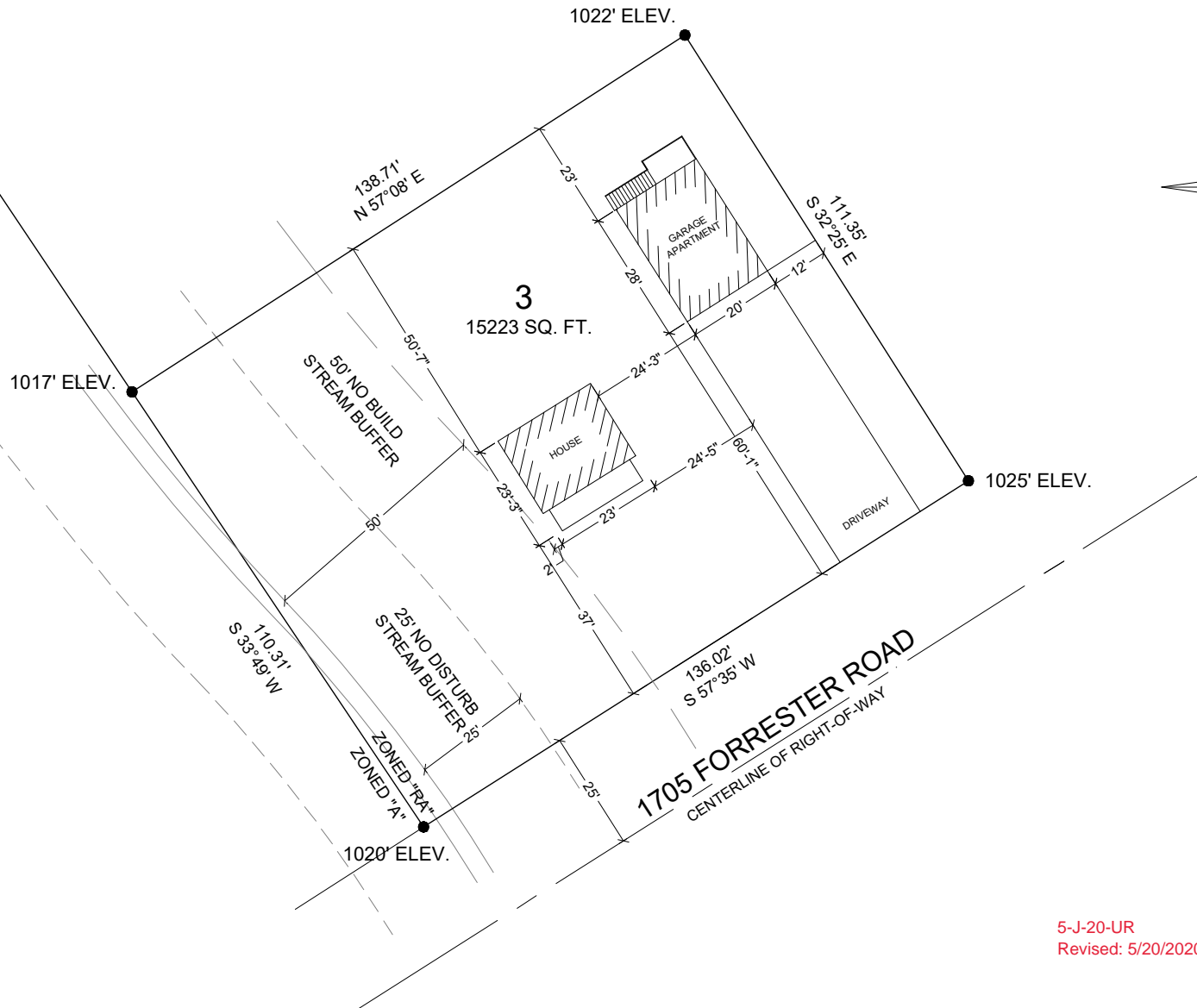
Original Print Date: 4/8/2020
 Revised:
 Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Bush, Christopher

Map No: 47
 Jurisdiction: County



ZONED "RA"
ZONED "A"

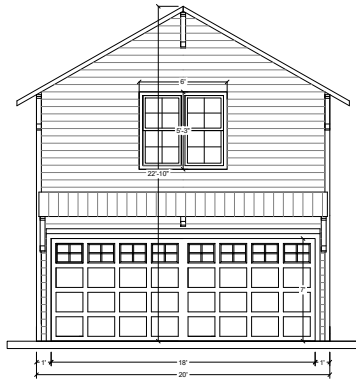


SITE PLAN

SCALE: 3/32" = 1'-0"

5-J-20-UR
Revised: 5/20/2020

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| ISSUED |
| REVISION: |
| DESIGNED BY: |
| CHECKED BY: |
| PROJECT NO.: |
| COPYRIGHT: |
| SHEET TITLE |
| SITE PLAN |
| DRAWING NO. |

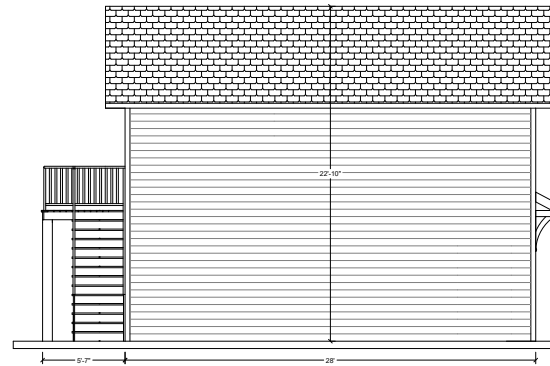


FRONT ELEVATION
SCALE: 1/4" = 1'-0"

ROOF
+17'-0"

LEVEL 1
+8'-11"

LEVEL 0
+0'-0"



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

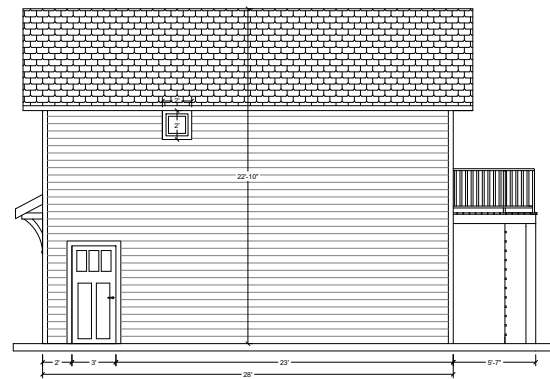


REAR ELEVATION
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5-J-20-UR
Revised: 5/20/2020

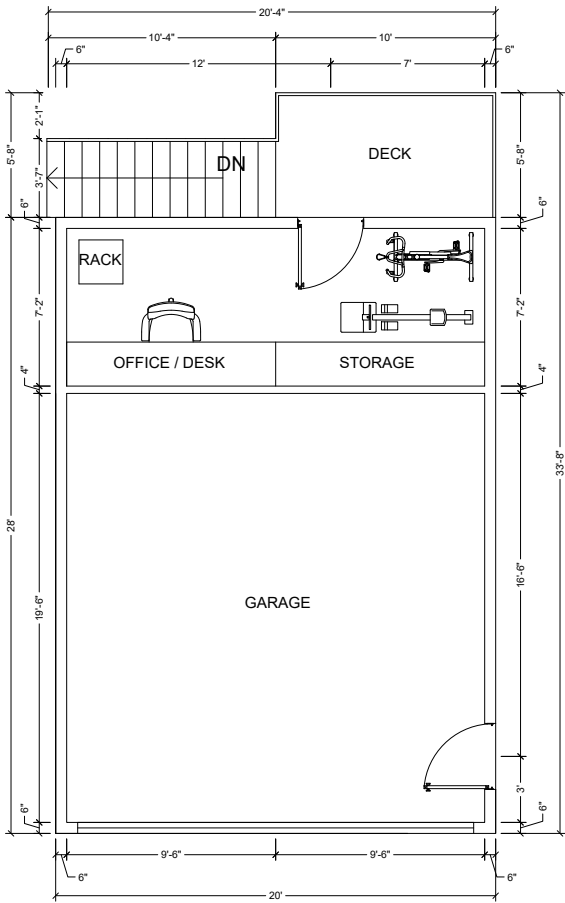
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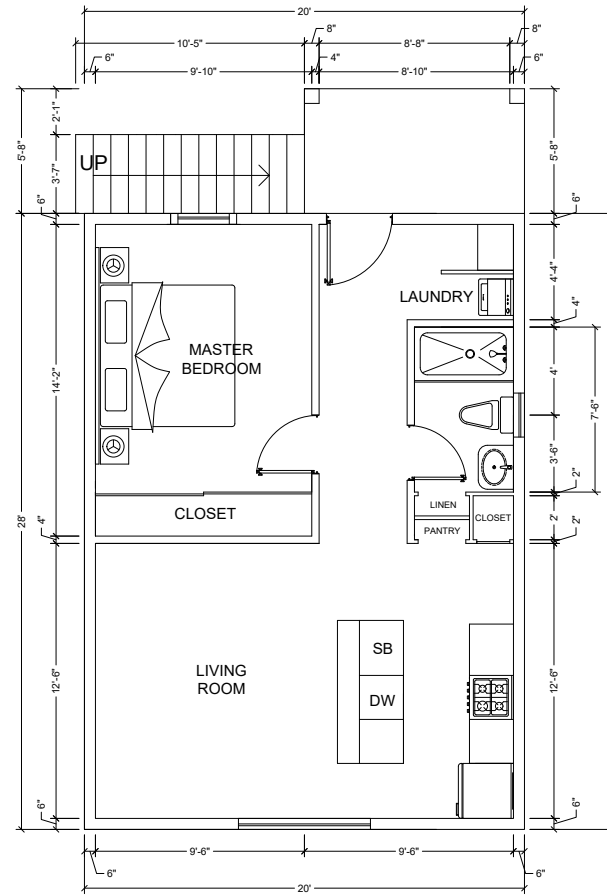
SHEET TITLE
GARAGE APARTMENT
ELEVATIONS
DRAWING NO.

A4



GROUND FLOOR

SCALE: 3/8" = 1'-0"



FIRST FLOOR

SCALE: 3/8" = 1'-0"

5-J-20-UR
Revised: 5/20/2020

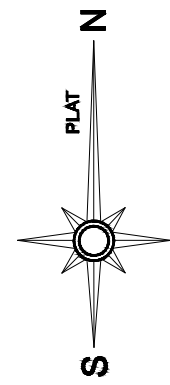
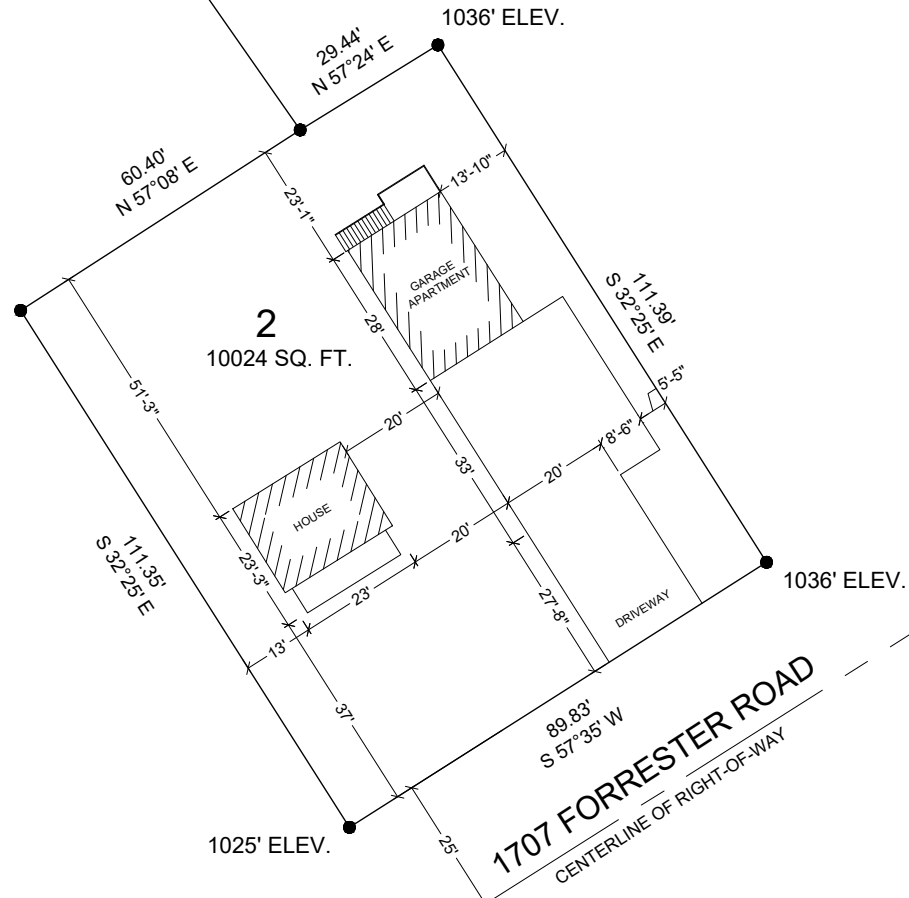
ISSUED

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SHEET TITLE
GARAGE APARTMENT
FLOOR PLANS
DRAWING NO.

ZONED "A"
ZONED "RA"

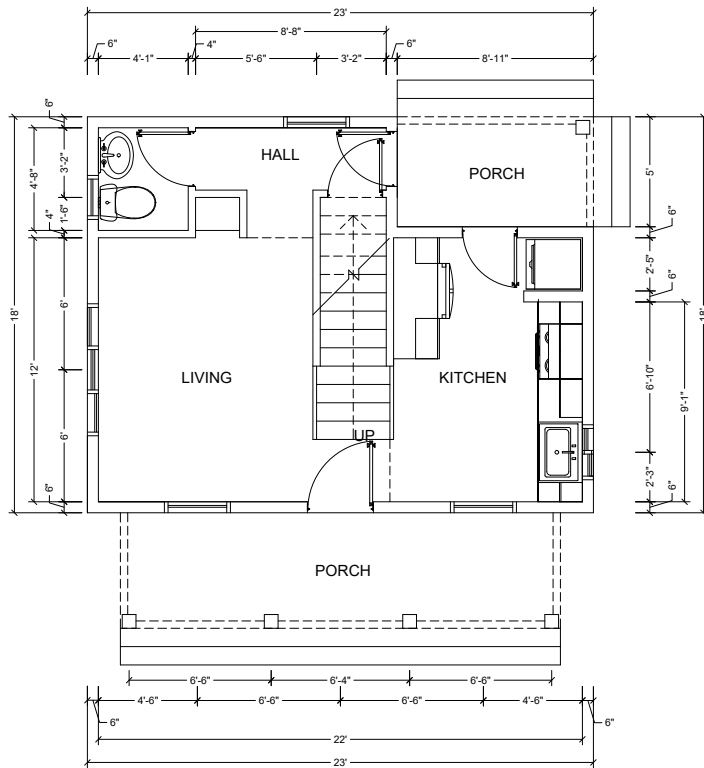


SITE PLAN
SCALE: 3/32" = 1'-0"

5-J-20-UR
Revised: 5/20/2020

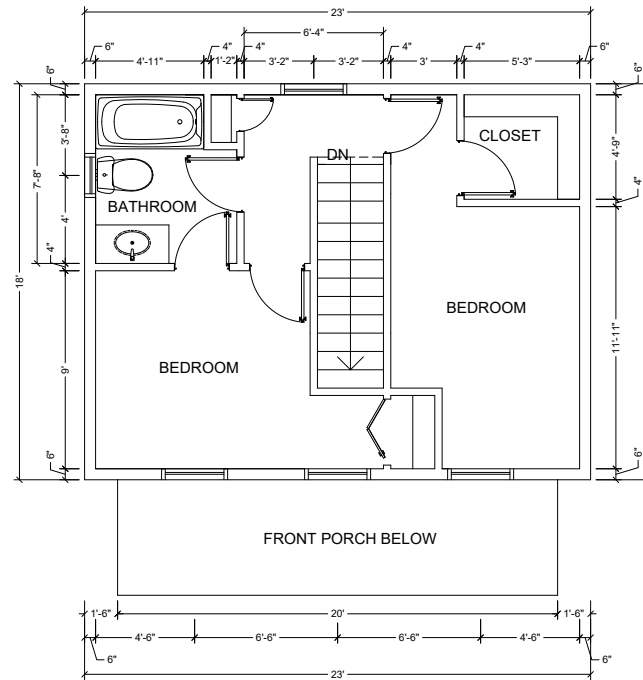
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| SHEET TITLE |
| SITE PLAN |
| DRAWING NO. |

A1



GROUND FLOOR

SCALE: 3/8" = 1'-0"



FIRST FLOOR

SCALE: 3/8" = 1'-0"

5-J-20-UR
Revised: 5/20/2020

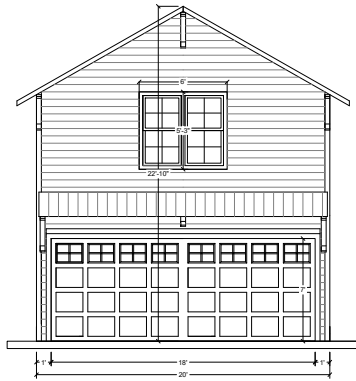
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SHEET TITLE
HOUSE FLOOR
PLANS
DRAWING NO.

A3

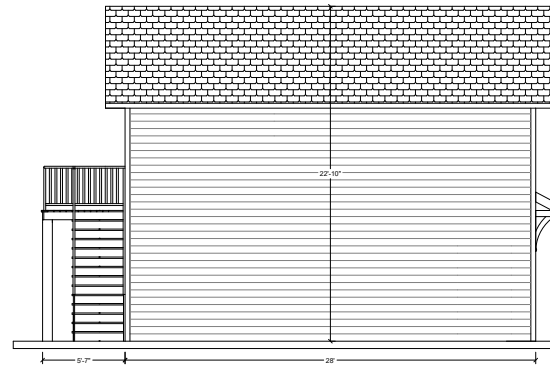


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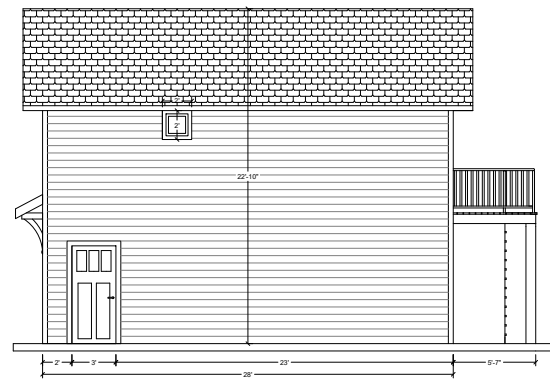


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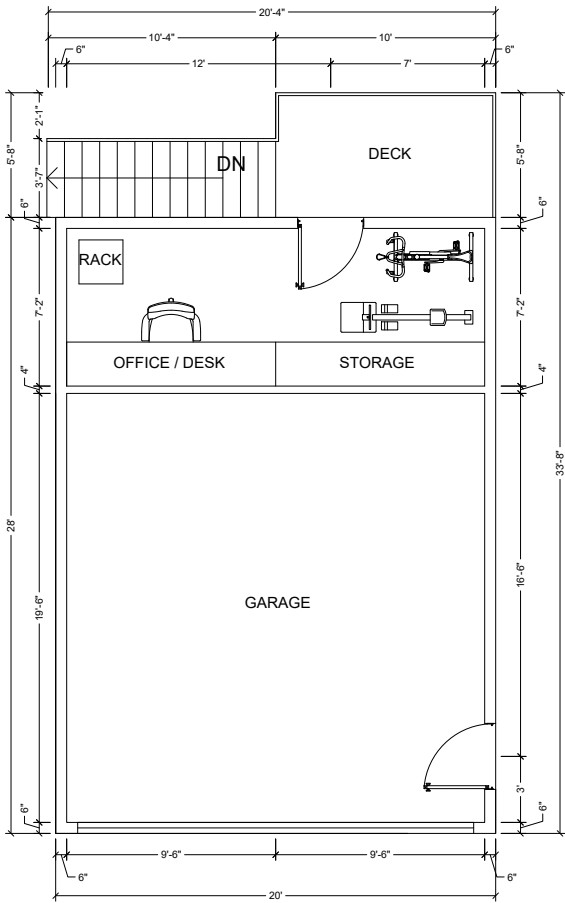
5-J-20-UR
Revised: 5/20/2020

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REVISION:

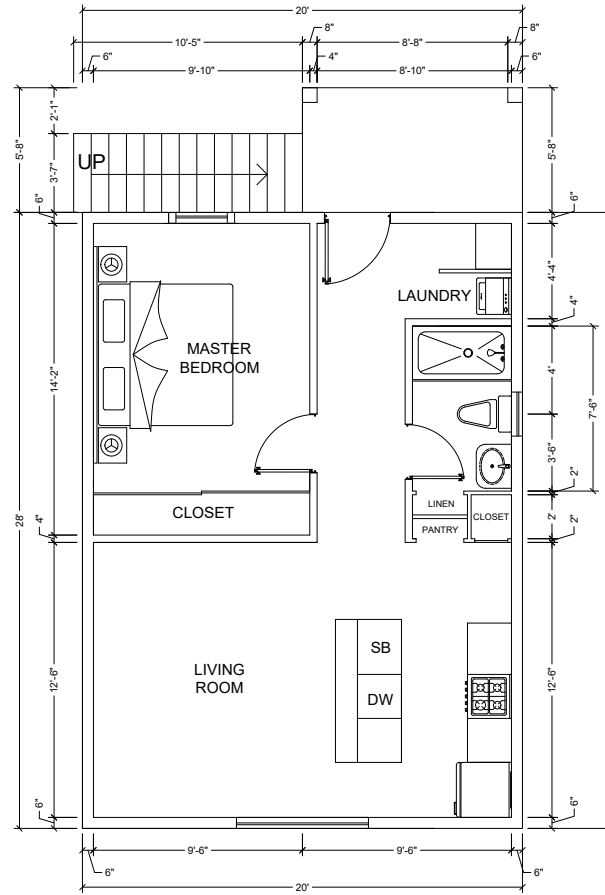
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SHEET TITLE
GARAGE APARTMENT
ELEVATIONS
DRAWING NO.



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SCALE: 3/8" = 1'-0"

5-J-20-UR
Revised: 5/20/2020

ISSUED

REVISION:

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SHEET TITLE
GARAGE APARTMENT
FLOOR PLANS
DRAWING NO.

REVISED: 4/24/2020



DEVELOPMENT REQUEST

DEVELOPMENT

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

SUBDIVISION

- Concept Plan, Final Plat

ZONING

- Plan Amendment, Rezoning

Christopher Bush

GC/Owner

Applicant Name

Affiliation

3/30/2020

May 14, 2020

5-J-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

Christopher Bush

Long Sisters, LLC.

Name

Company

PO Box 24013

Knoxville

TN

37933

Address

City

State

Zip

865-567-0947

Chris@RootsHomes.com

Phone

Email

CURRENT PROPERTY INFO

Long Sisters, LLC.

PO Box 24013 37933

865-567-0947

Owner Name (if different)

Owner Address

Owner Phone

1707 Forrester Rd. (LOT 2+3)

047EB014 (part of)

Property Address

Parcel ID

Halls N side Forrester Rd., West of Hall Acres Dr.

15223 25,247 sq ft

General Location

Tract Size

EG 7th district

RA

Jurisdiction (specify district above)

- City, County

Zoning District

North County

LDR

Planned Growth

Residential

N

Hallsdale-Powell

Hallsdale-Powell

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider

