



# USE ON REVIEW REPORT

▶ **FILE #:** 5-I-20-UR

**AGENDA ITEM #:** 31

**AGENDA DATE:** 5/14/2020

▶ **APPLICANT:** CHRISTOPHER BUSH

OWNER(S): Laura Holland

TAX ID NUMBER: 153 D A 020

[View map on KGIS](#)

JURISDICTION: County Commission District 5

STREET ADDRESS: 10101 Westland Dr.

▶ **LOCATION:** North side of Westland Dr., east of Westland Bay Dr.

▶ **APPX. SIZE OF TRACT:** 0.3 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Westland Drive, a minor arterial with 21' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Sinking Creek

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

▶ **EXISTING LAND USE:** Residential

▶ **PROPOSED USE:** Construction of detached garage with apartment above  
6.6 du/ac

HISTORY OF ZONING: None noted.

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

South: Houses / RA (Low Density Residential)

East: Houses, Vacant land / RA (Low Density Residential)

West: Houses, Vacant land / RA (Low Density Residential) & A (Agricultural)

NEIGHBORHOOD CONTEXT: This area of Westland Drive is developed with single family houses on a mix of small and large lots.

## STAFF RECOMMENDATION:

▶ **APPROVE the request for a garage apartment that is approximately 700 square feet, 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 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 560 sqft "garage apartment" on the second level. There is also a 143 sqft office/storage area on the ground floor behind the garage. 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 removed. The combined lot coverage of all the structures is approximately 17.7 percent and the RA zone allows a maximum lot coverage of 30 percent. The structure is approximately 18' tall, measured to the bottom of the ceiling joists as allowed by the RA zone district, and meets the required 8' side setback and 10' rear setback.

**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 property has direct access to Westland Drive and should not have a significant impact on this road. The property does have a turnaround so vehicles are not required to back into the street.

**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 subdivision 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 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:** 28 (average daily vehicle trips)

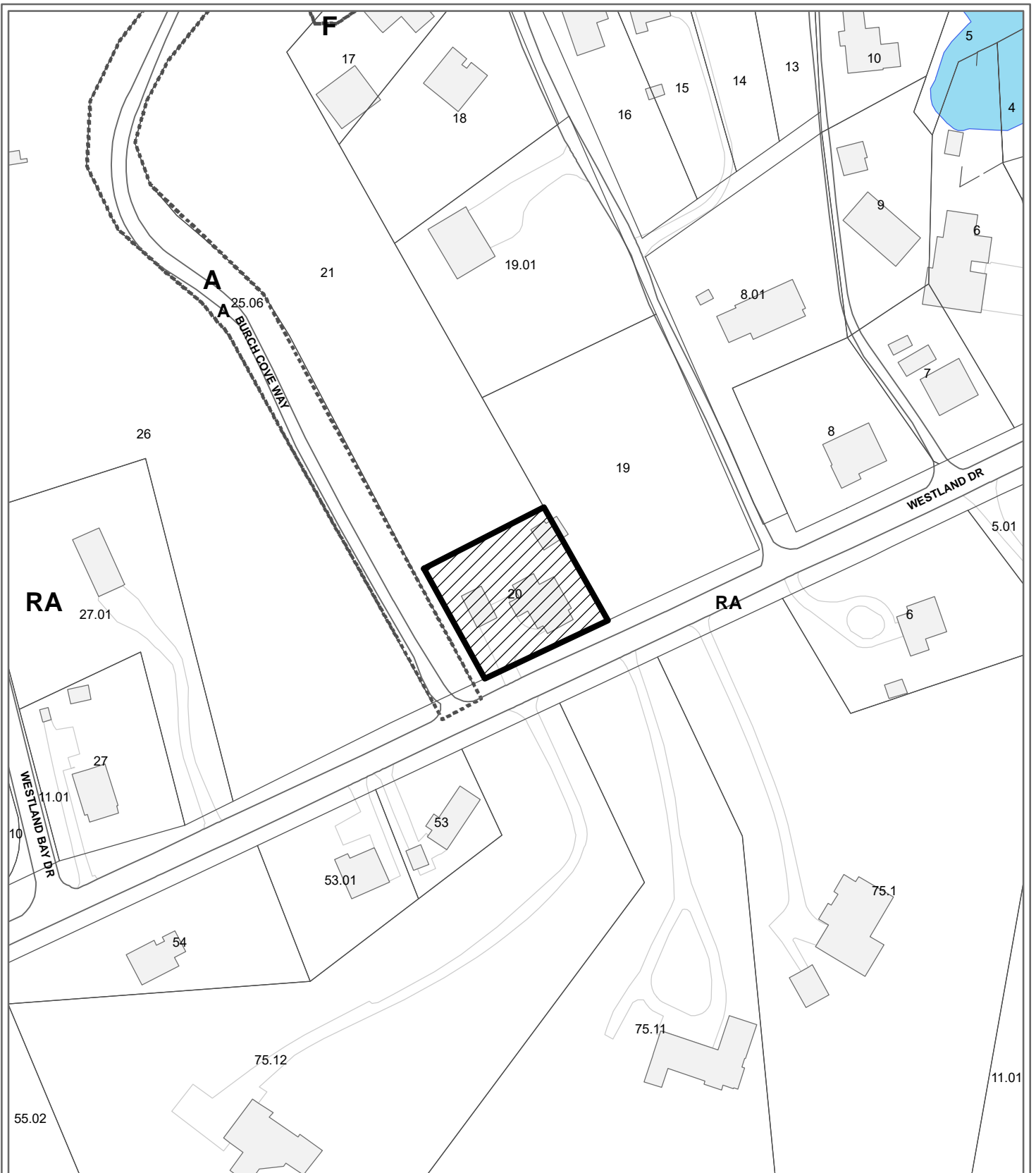
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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

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

Schools affected by this proposal: Northshore Elementary, West Valley Middle, and Bearden 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-I-20-UR  
USE ON REVIEW**



Construction of detached garage with apartment above in RA (Low Density Residential)

Original Print Date: 4/7/2020      Revised:  
 Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

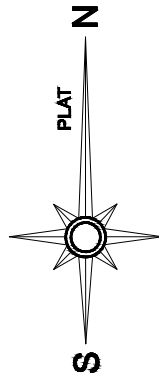
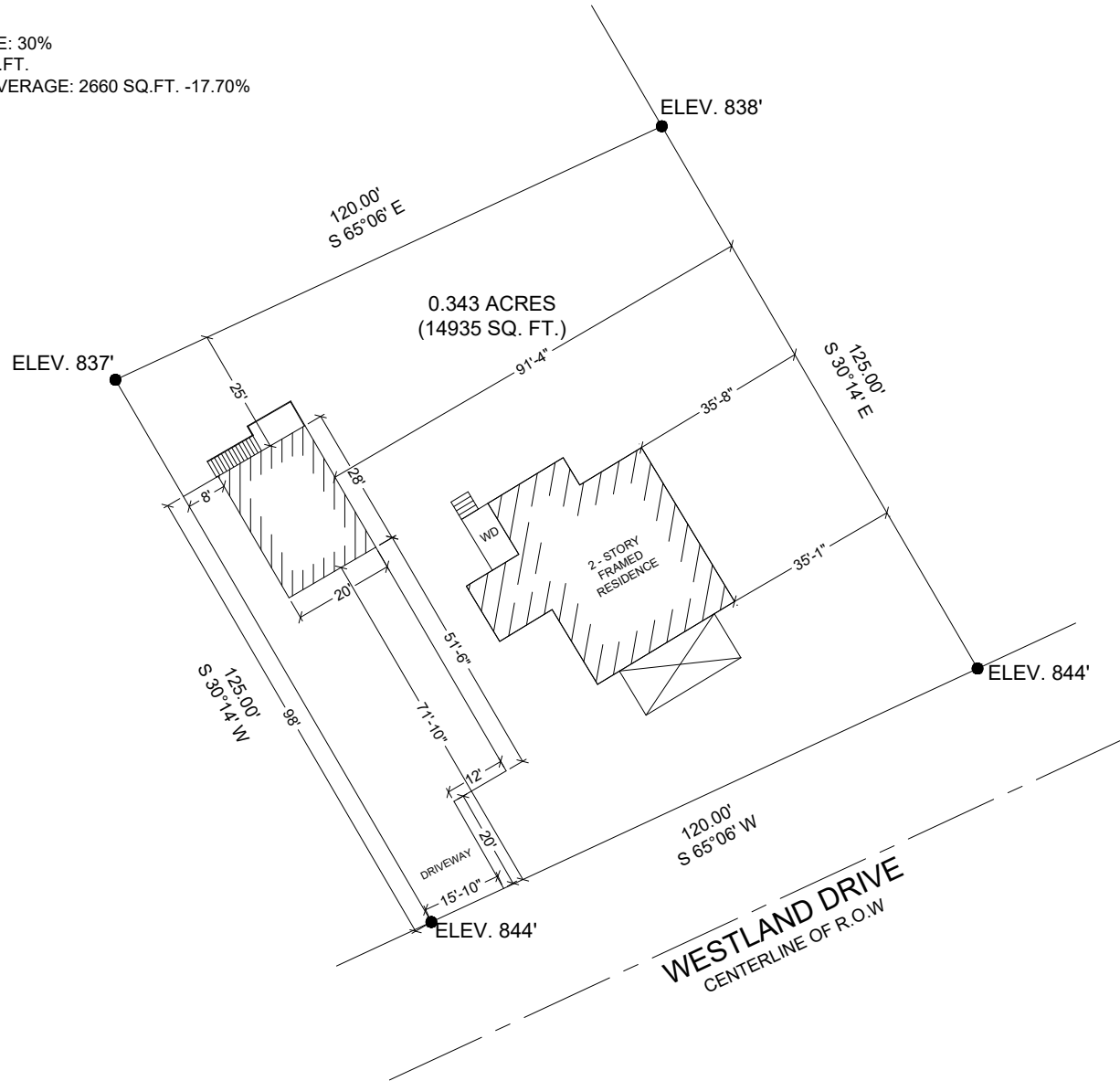
Petitioner: Bush, Christopher

Map No: 153  
 Jurisdiction: County



REQUIRED SETBACKS & LOT COVERAGE:

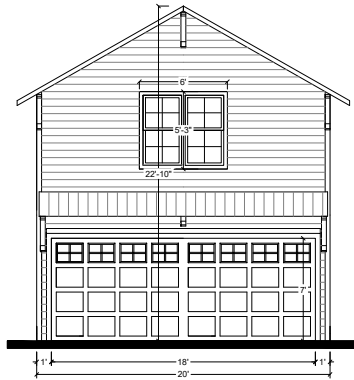
- FRONT: NO LESS THAN FRONT ELEVATION.
- SIDE: 8'
- REAR: 25'
- MAX LOT COVERAGE: 30%
- LOT SIZE: 15,000 SQ.FT.
- PROPOSED LOT COVERAGE: 2660 SQ.FT. -17.70%



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

5-I-20-UR  
Revised: 4/29/2020

ISSUED
REVISION:
DESIGNED BY:
CHECKED BY:
PROJECT NO.:
COPYRIGHT:
SHEET TITLE
<b>SITE PLAN</b>
DRAWING NO.

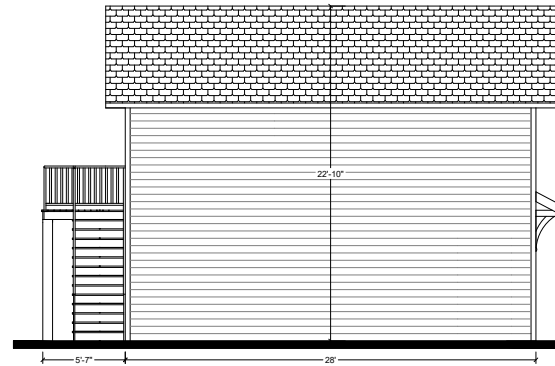


**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"

ROOF  
+17'-0"

LEVEL 1  
+8'-11"

LEVEL 0  
+0'-0"



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

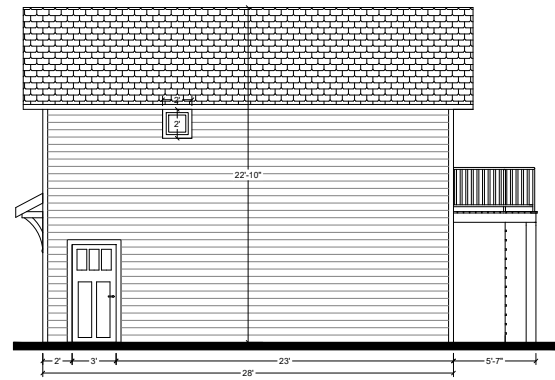


**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"

ROOF  
+17'-0"

LEVEL 1  
+8'-11"

LEVEL 0  
+0'-0"



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

5-I-20-UR  
Revised: 4/29/2020

ISSUED

REVISION:

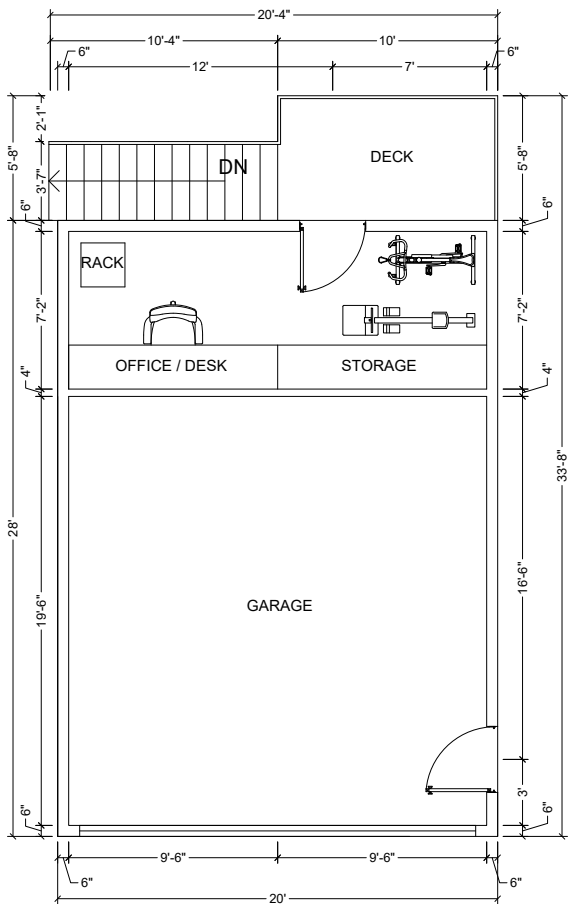
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SHEET TITLE

**ELEVATIONS**

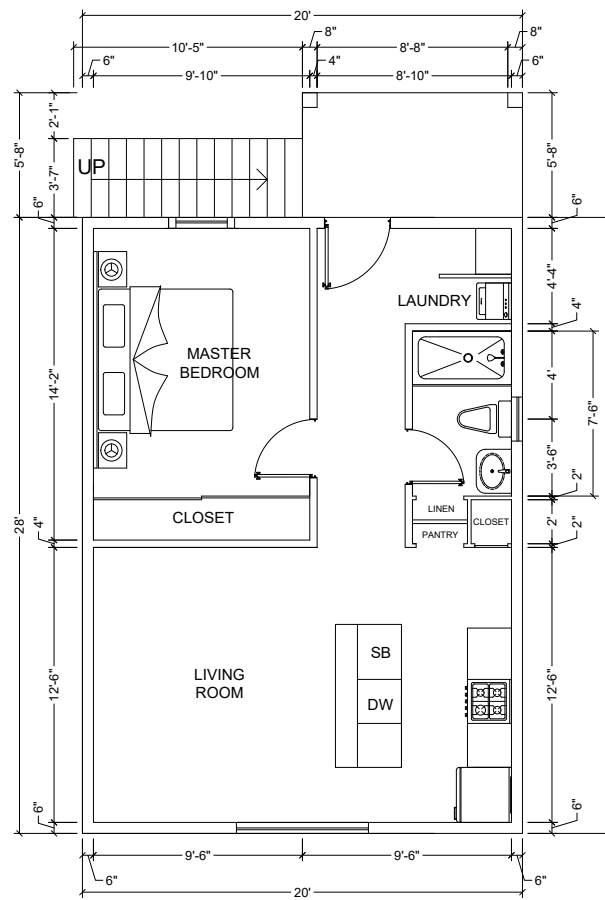
DRAWING NO.

**A2**



**GROUND FLOOR**

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



**FIRST FLOOR**

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

5-I-20-UR  
 Revised: 4/29/2020

ISSUED

REVISION:

DESIGNED BY:  
 CHECKED BY:  
 PROJECT NO.:  
 COPYRIGHT:

SHEET TITLE  
**FLOOR PLANS**  
 DRAWING NO.



# DEVELOPMENT REQUEST

## DEVELOPMENT

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

## SUBDIVISION

- Concept Plan
- Final Plat

## ZONING

- Plan Amendment
- Rezoning

Christopher Bush

Applicant Name

3/30/2020

Date Filed

*May 14, 2020*  
Meeting Date (if applicable)

GC/Partner

Affiliation

*5-I-20-UR*  
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

10101 Westland Dr.

Knoxville

TN

37922

Address

City

State

Zip

865-567-0947

Chris@RootsHomes.com

Phone

Email

## CURRENT PROPERTY INFO

Laura Holland

10101 Westland Dr.

423-647-3332

Owner Name (if different)

Owner Address

Owner Phone

10101 Westland Dr.

153DA020

Property Address

Parcel ID

~~West Knox County~~ *N side of Westland Dr., E of Westland Bay Pl. 3 acres (~14,600 sq ft)*

General Location

Tract Size

~~County~~ *5th district*

RA

Jurisdiction (specify district above)

- City
- County

Zoning District

Southwest County

LDR

Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

Residential

N

First Utility

First Utility

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider



# REQUEST

DEVELOPMENT

- Development Plan     Use on Review / Special Use  
 Residential     Non-Residential

Home Occupation (specify):

Other (specify): **Construction of Detached garage with apartment above**

SUBDIVISION

Proposed Subdivision Name

Unit / Phase Number

Parcel Change

Combine Parcels     Divide Parcel

Total Number of Lots Created:

Other (specify):

Attachments / Additional Requirements

ZONING

Zoning Change:

Proposed Zoning

Plan Amendment Change:

Proposed Plan Designation(s)

Proposed Density (units/acre)

Previous Rezoning Requests

Other (specify):

**PLAT TYPE**

- Staff Review     Planning Commission

FEE 1:

450.<sup>00</sup>

**TOTAL:**

**ATTACHMENTS**

- Property Owners / Option Holders     Variance Request

FEE 2:

\$450.<sup>00</sup>

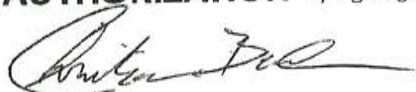
**ADDITIONAL REQUIREMENTS**

- Design Plan Certification (*Final Plat only*)  
 Use on Review / Special Use (*Concept Plan only*)  
 Traffic Impact Study

FEE 3:

**AUTHORIZATION**

By signing below, I certify I am the property owner, applicant or the owners authorized representative.



Applicant Signature

Christopher Bush

Please Print

3/28/2020

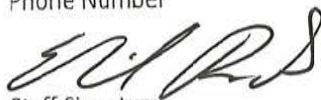
Date

865-567-0947

Phone Number

Chris@RootsHomes.com

Email



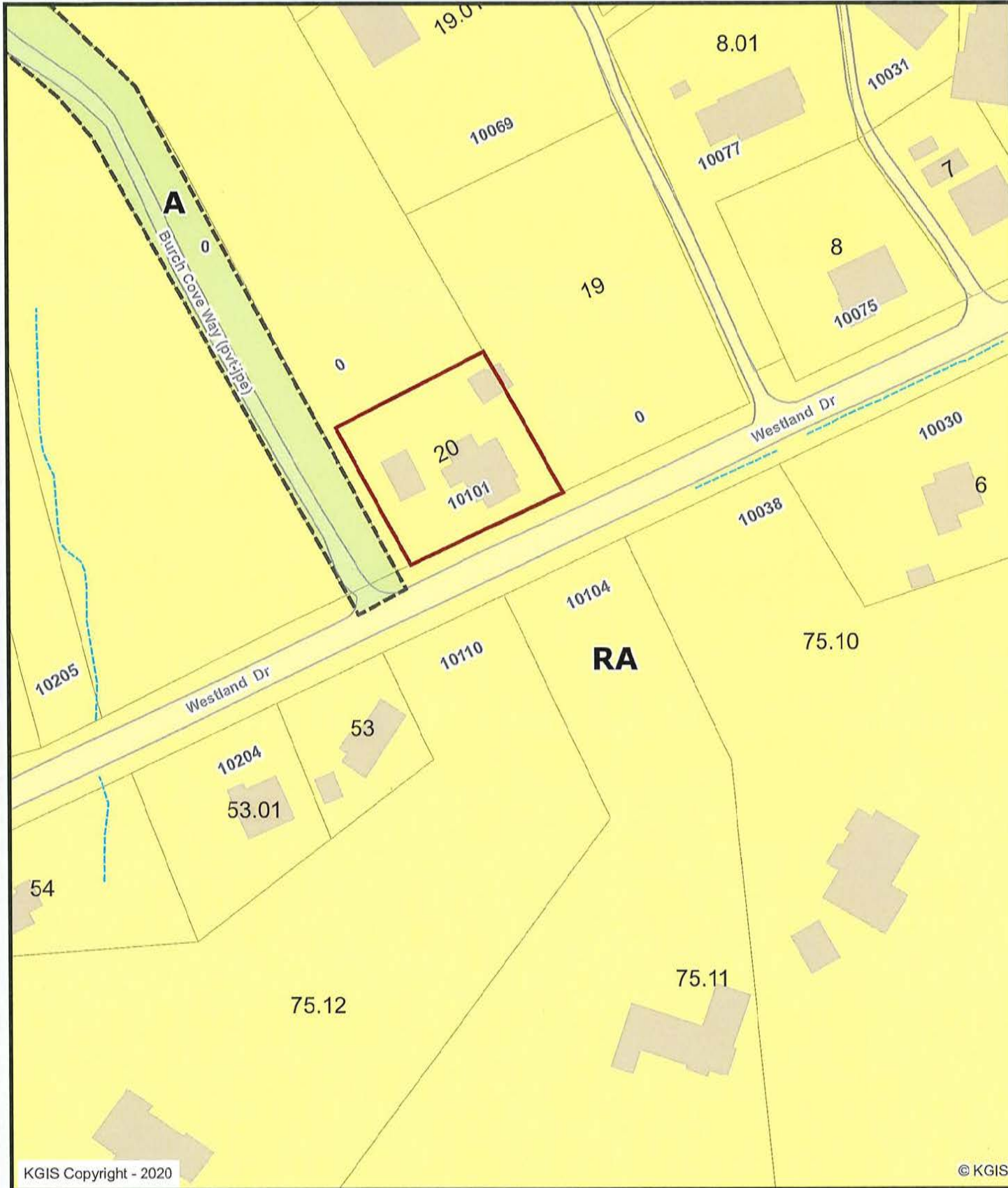
Staff Signature

Michael Reynolds

Please Print

3/30/2020

Date



10101 Westland Dr.

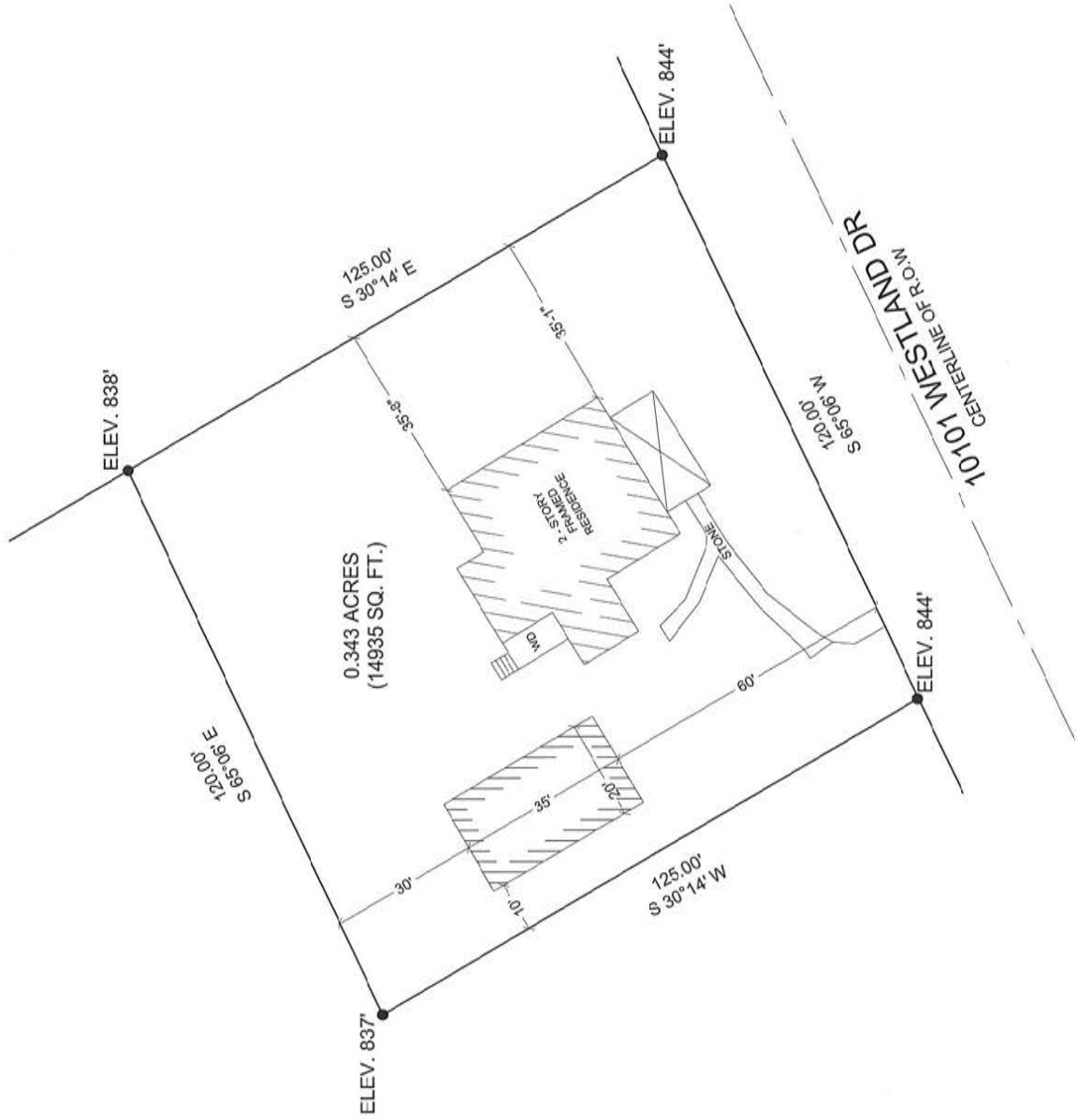
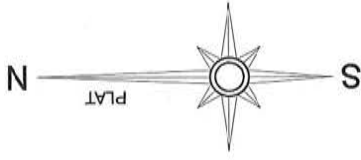
Knoxville - Knox County - KUB Geographic Information System



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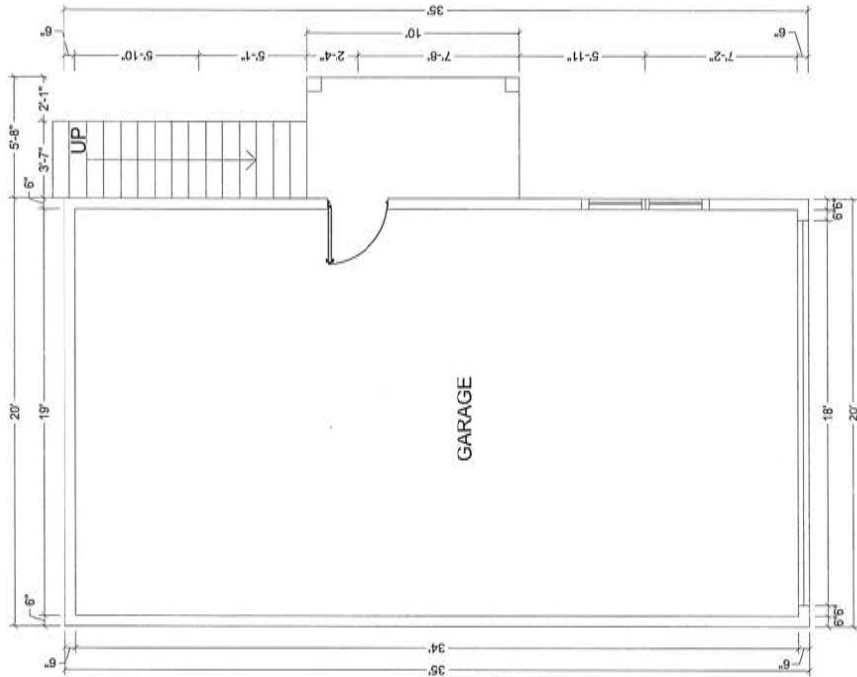
0.343 ACRES  
(14935 SQ. FT.)

2-STORY  
FRAME  
RESIDENCE

STONE

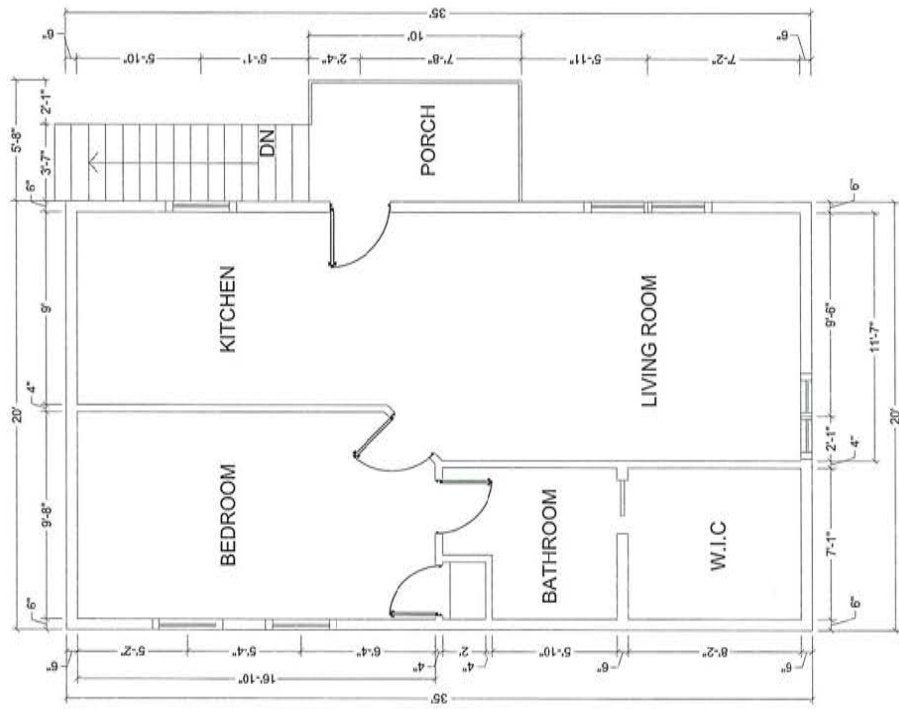
SITE PLAN  
SCALE: 3/32" = 1'-0"

DESIGNED BY:	
CHECKED BY:	
DATE:	
CAD/PLANT:	
SHEET TITLE:	SITE PLAN
DRAWING NO.:	A1



**FIRST FLOOR**

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



**SECOND FLOOR**

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

ISSUED

REVISION

DESIGNED BY:  
CHECKED BY:  
PROJECT NO.:  
DATE:

SHEET TITLE  
**FLOOR PLANS**  
DRAWING NO.

A3