



USE ON REVIEW REPORT

▶ **FILE #:** 10-A-20-UR

AGENDA ITEM #: 33

AGENDA DATE: 10/8/2020

▶ **APPLICANT:** TODD RECHENBACH

OWNER(S): Todd Rechenbach

TAX ID NUMBER: 143 01206

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 10525 Arnold Ln.

▶ **LOCATION:** East side of Arnold Ln., southeast of Clear Springs Rd.

▶ **APPX. SIZE OF TRACT:** 5 acres

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Arnold Lane, a local street with 16 feet of pavement width within 40 feet of right of way.

UTILITIES: Water Source:

Sewer Source:

WATERSHED: Holston and French Broad

▶ **ZONING:** RA (Low Density Residential) & F (Floodway)

▶ **EXISTING LAND USE:** Residential

▶ **PROPOSED USE:** Garage apartment

2.5 du/ac

HISTORY OF ZONING: None noted

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

South: House / RA (Low Density Residential)

East: River / F (Floodway)

West: House / RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: This property is within the Holston River Preserve subdivision, developed with large lot detached houses in the RA zone.

STAFF RECOMMENDATION:

▶ **APPROVE the request for a garage apartment that is approximately 800 square feet, subject to 2 conditions.**

- 1) Meeting all applicable 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 "garage apartment" on the second floor that has approximately 800 sqft of conditioned space. The floor area of the first floor garage is approximately 1,920 sqft, which includes a 480 sqft covered patio. The structure will be located at the end of the existing driveway and must have a minimum floor elevation of 861' because it is located at the edge of the Holston River 500-year floodplain. The lot is 5 acres so the combined lot coverage of all the structures is well below the maximum lot coverage of 30 percent in the RA zone. The lot is not serviced by public utilities so the Knox County Health Department must approve the septic system for the garage apartment.

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 5' side setback and 10' rear setback. The portion of the structure closest to the side lot line is 1-story tall and the 2-story portion, where the apartment is located, is inset an additional 11'.

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 it is not serviced by local water and sewer utilities.
- 2. The garage apartment is not located near any structures on the adjacent lot and the 2-story portion of the structure is located away from the side lot line, reducing the potential impact on the adjacent property.

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 Northeast County Sector Plan designates this property for low density residential (LDR) uses and stream protection (SP). The RA zone allows consideration of a garage apartment on lots with a minimum area of 20,000 sqft if not served by a sanitary sewer system, however, the health department could require a larger lot. The subject lot is 5 acres, with approximately 3.35 acres located above the 500-year floodplain of the Holston River.
- 2. The site is located within the Planned Growth area on the Knoxville-Knox County-Farragut Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: 15 (average daily vehicle trips)

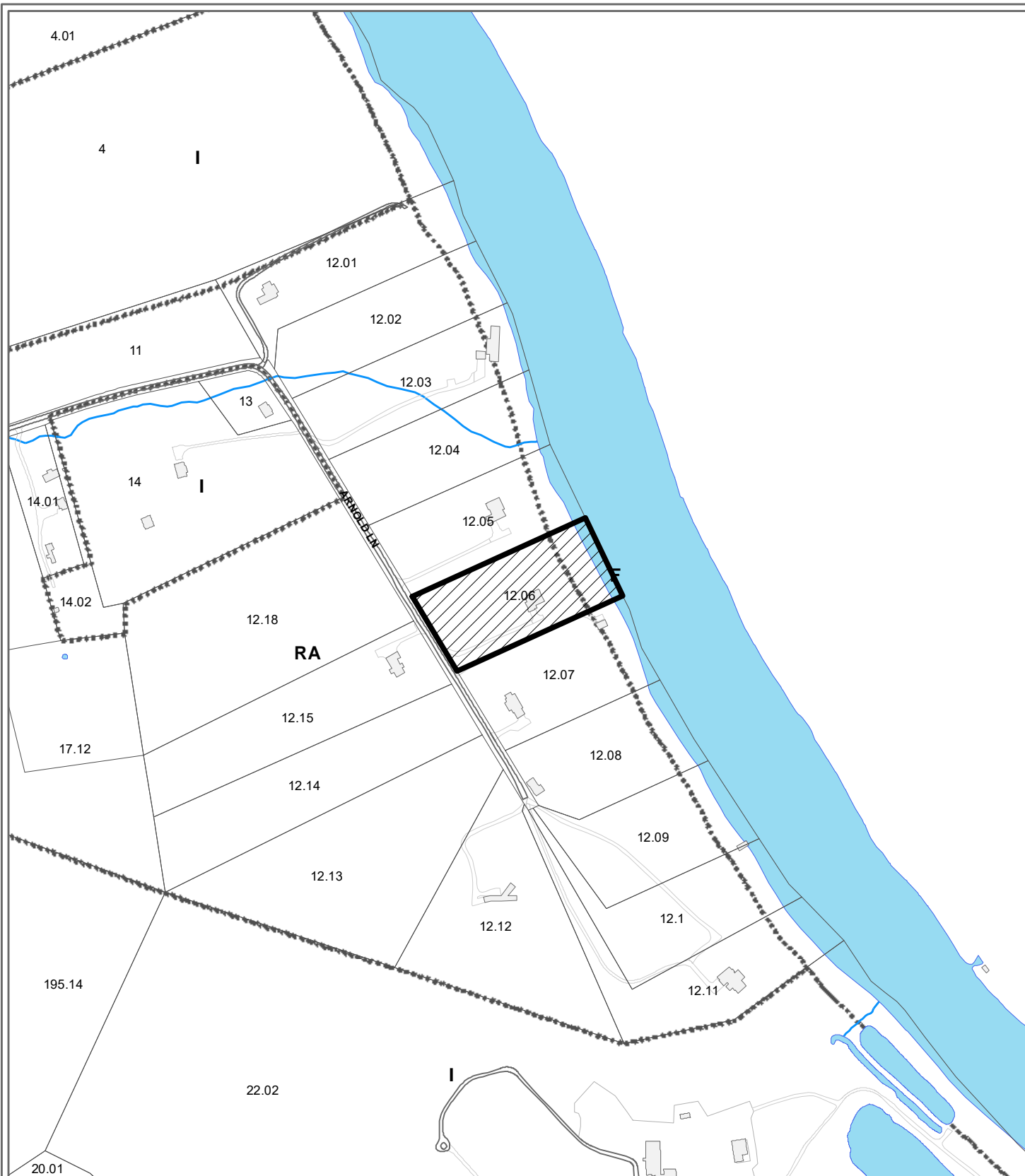
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: East Knox County Elementary, Carter Middle, and Carter High.

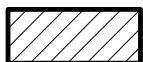
- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries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



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

Petitioner: Rechenbach, Todd

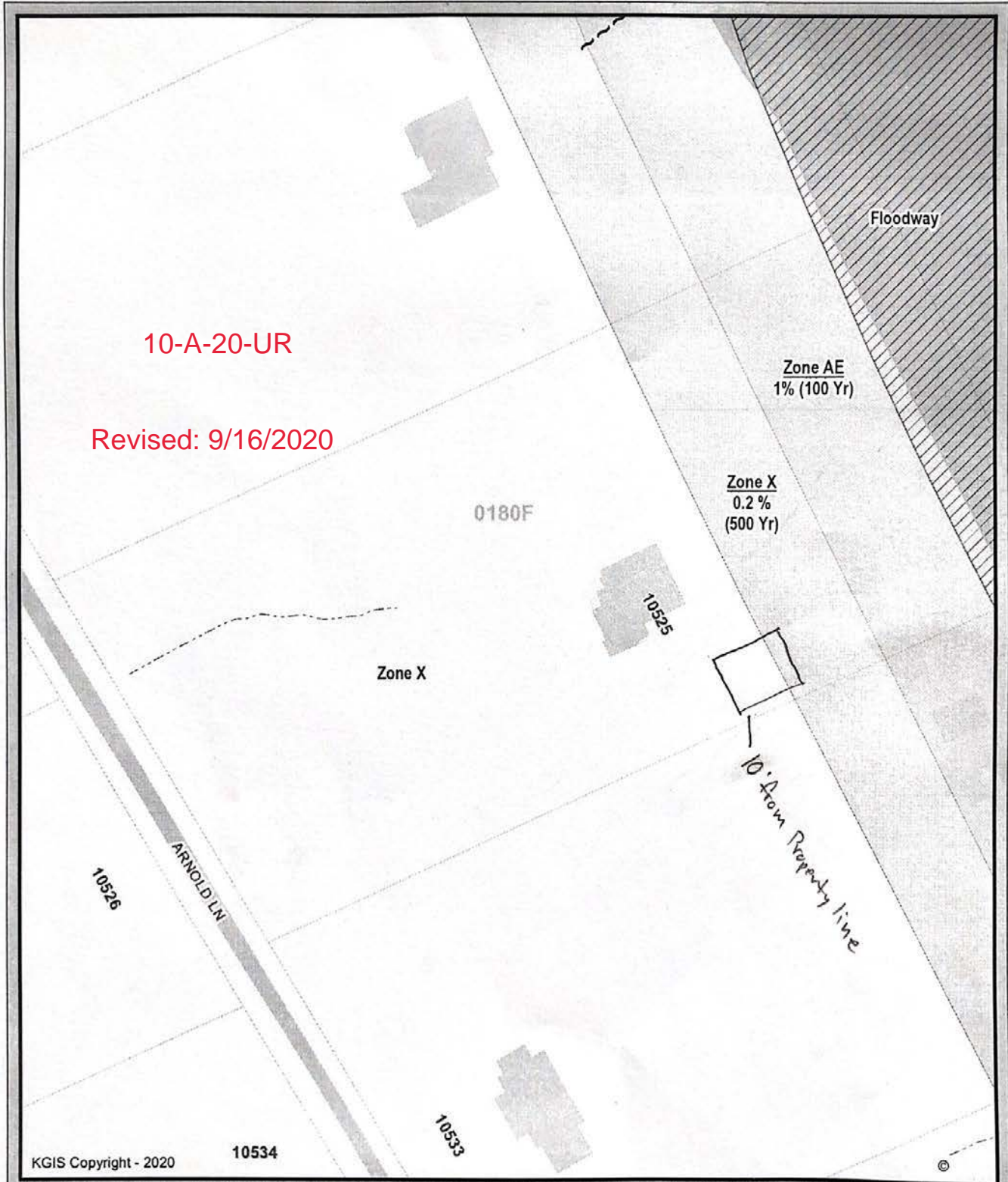


Garage apartment in the RA zone in RA (Low Density Residential) & F (Floodway)

Original Print Date: 9/1/2020 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 143
Jurisdiction: County

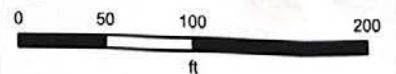




FEMA flood zone



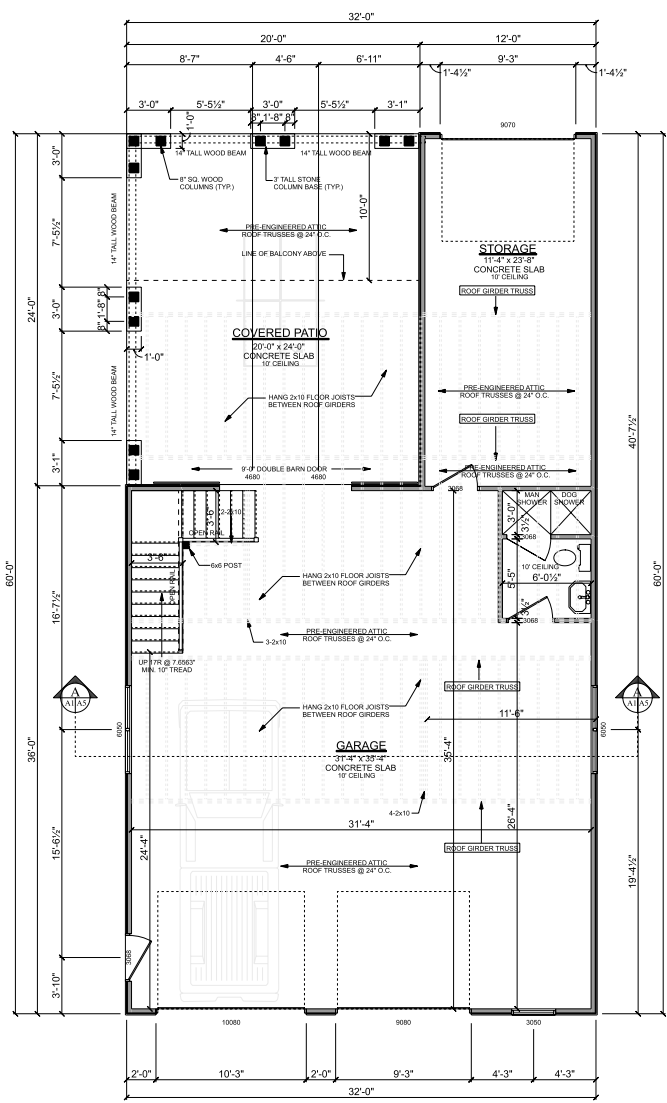
Printed: 9/15/2020 at 8:48:45 PM



Knoxville - Knox County - KUB Geographic Information System

KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME FOR ALL COVERING CODES AND BUILDING PRACTICES. THESE DRAWINGS CONFORM TO GENERALLY ACCEPTED BUILDING PRACTICES; HOWEVER, STATE AND LOCAL CODES VARY WIDELY. KING HOME DESIGNS OR ANY COLLABORATING DRAFTSMAN SHALL NOT BE HELD LIABLE FOR ANY ERRORS. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK, THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODE, AND THE INTERNATIONAL PLUMBING AND PIPEfitTING CODE. CONTRACTOR SHALL VERIFY ALL FLOOR AND ROOF BEARING LOCATIONS. CONTRACTOR SHALL VERIFY ALL BEAM AND HEADER SIZES FOR THESE PLANS. KING HOME DESIGNS' FROM ANY CLAIMS OR LAWSUITS THAT MAY ARISE DURING CONSTRUCTION OF THIS STRUCTURE OR ANY TIME THEREAFTER. THE DESIGNER'S FINANCIAL LIABILITY SHALL BE LIMITED TO HALF OF THE ACTUAL CONTRACT PRICE OF SAID HOME DESIGN.



1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES

ALL EXTERIOR DIMENSIONS ARE FROM FACE OF FOUNDATION OR EDGE OF EXTERIOR SHEATHING BASED ON 2"x4" STUD FRAMING @ 16" O.C. (U.N.O.)

ALL INTERIOR DIMENSIONS ARE FROM EDGE OF STUD. ALL INTERIOR FRAMING IS 2"x4" STUD FRAMING @ 16" O.C. (U.N.O.) WITH 1/2" GYP. BOARD BOTH SIDES

ALL STRUCTURAL MEMBERS SUCH AS BEAMS AND HEADERS SHALL BE SIZED BY A PROFESSIONAL ENGINEER, OR THE MFG. OF PRE-ENGINEERED MEMBERS. STRUCTURAL CONNECTIONS ARE THE RESPONSIBILITY OF THE FRAMER AND BUILDER AND SHALL COMPLY WITH LOCAL CODES.

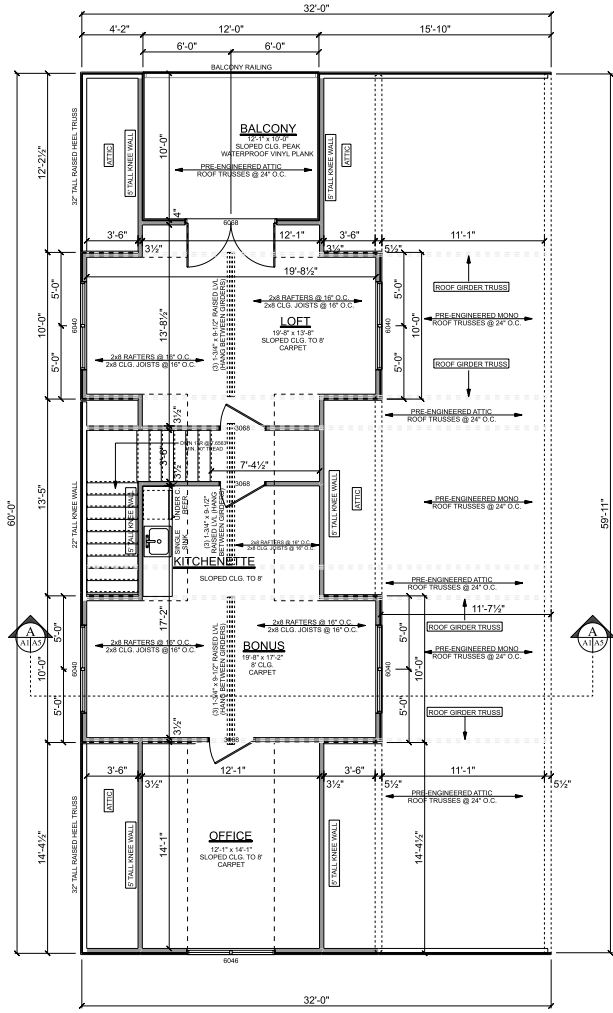
HEADERS, BEAMS, ETC. SHALL BE CONCEALED WITHIN THE WALL OR CEILING SPACE, U.N.O.

LOCATIONS AND WIRING FOR ALL SMOKE DETECTORS SHALL COMPLY WITH LOCAL CODES.

ROOF: DIMENSIONAL ROOF SHINGLES, BUILT PER MFG. SPECS. (U.N.O.) OWNER TO SELECT COLOR.

CONTRACTOR SHALL PROVIDE CONT. SOFFIT VENTS AND CONT. RIDGE VENTS.

INSULATION FOR EXTERIOR WALLS: R-15
INSULATION FOR FLOORS: R-19
INSULATION FOR ATTIC: R-38



2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

10-A-20-UR

8/21/2020

FINAL-FOR CONSTRUCTION



MAIN FLOOR PLAN

RECHENBACH RESIDENCE

****COPYRIGHT NOTED****
ALL RIGHTS RESERVED
These drawings and specifications shall remain the property of the Designer and shall not be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission and consent of the Designer.

REVISION	DATE

DATE: 8/21/2020
DRAWN BY: [blank]
PROJECT: 10-A-20-UR
SCALE: A2



DEVELOPMENT REQUEST

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning

Applicant Name Todd Rechenbrich

Owner Affiliation _____

Date Filed 8/21/2020

Meeting Date (if applicable) 10/8/2020

File Number(s) 10-A-20-0R

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

Name Todd Rechenbrich

Company _____

Address 10525 Arnold Lane

City Marietta

State TN

Zip 37806

Phone (865) 414-1470

Email BCSEAGLES07@gmail.com

CURRENT PROPERTY INFO

Owner Name (if different) Same as above

Owner Address _____

Owner Phone _____

Property Address 10525 Arnold Lane

Marietta, TN 37806

Parcel ID _____

143 01206

General Location East side of Arnold Ln, Southeast of Clear Springs Rd.

Tract Size 5 acres

Jurisdiction (specify district above) 8th City County

Zoning District RA + F

Planning Sector NE County

Sector Plan Land Use Classification LDR + SP

Growth Policy Plan Designation Planned Growth

Existing Land Use Residence

Septic (Y/N) Yes

Sewer Provider -

Water Provider (well)

REQUEST

DEVELOPMENT
SUBDIVISION
ZONING
STAFF USE ONLY

Development Plan Use on Review / Special Use

Residential Non-Residential

Home Occupation (specify):

Other (specify): *Build ~~new~~ garage beside our current home
Garage apartment in the RA zone*

Proposed Subdivision Name

Unit / Phase Number

Parcel Change

Combine Parcels Divide Parcel Total Number of Lots Created:

Other (specify):

Attachments / Additional Requirements

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

ATTACHMENTS

Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

Design Plan Certification (Final Plat only)

Use on Review / Special Use (Concept Plan only)

Traffic Impact Study

FEE 1:

0403

FEE 2:

FEE 3:

TOTAL:

~~\$900.00~~

~~\$450.00~~

AB

8/21/20

AUTHORIZATION

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

[Signature]

Applicant Signature

Todd Rechenbach

Please Print

08-19-2020

Date

(865) 414-1470

Phone Number

BCSEAGLES@7eGMAIL.COM

Email

[Signature]

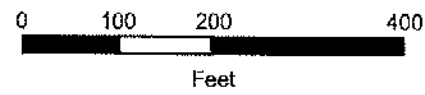
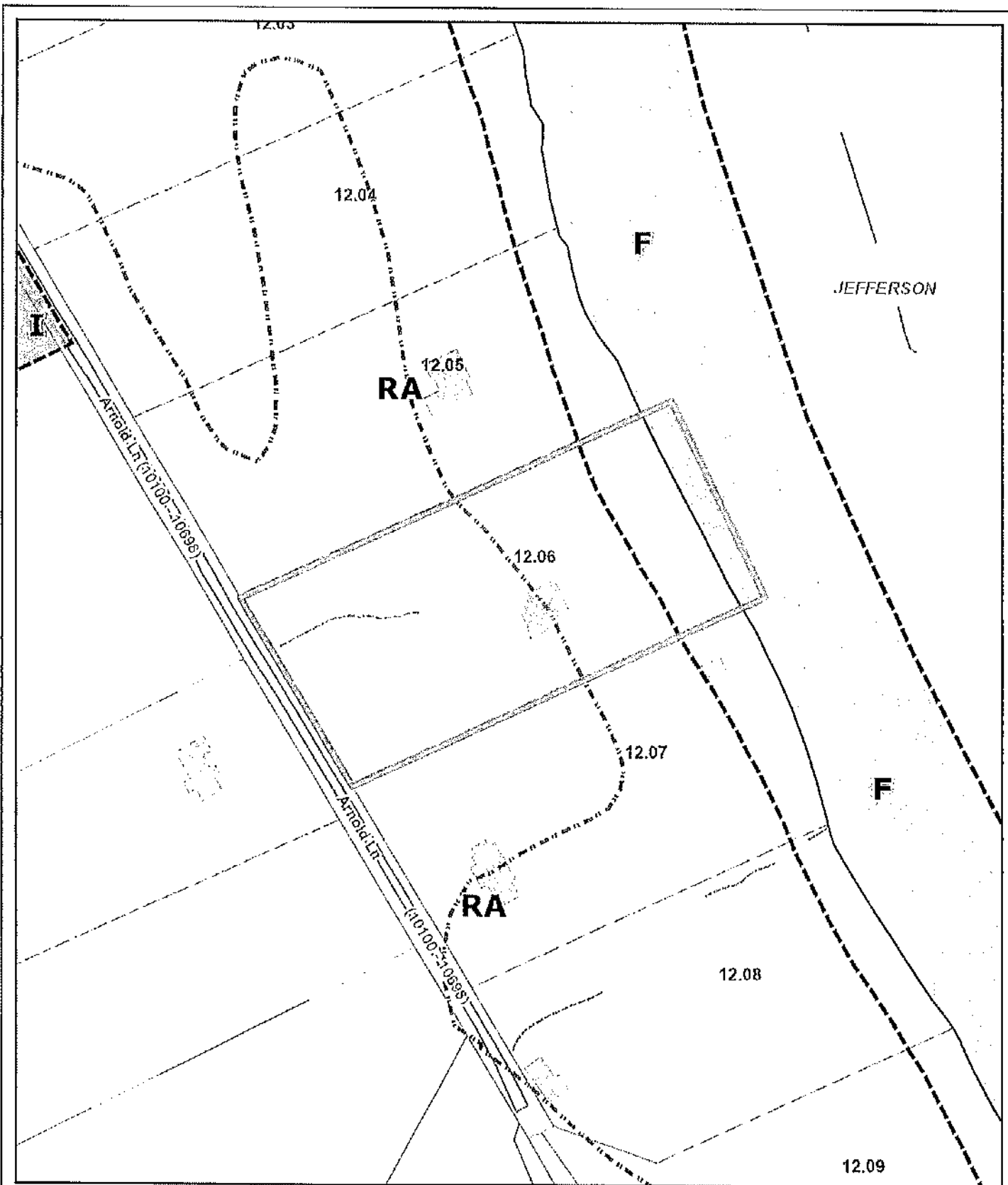
Staff Signature

Michael Reynolds

Please Print

8/21/2020

Date



KGIS makes no representation or warranty as to the accuracy of this map and its information, nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

© KGIS 2020

Printed: 8/21/2020 8:03:16 AM