



USE ON REVIEW REPORT

► **FILE #:** 12-B-21-UR

AGENDA ITEM #: 25

AGENDA DATE: 12/9/2021

► **APPLICANT:** KENNETH R. HAMILTON / GOOD GUYS CONSTRUCTION, INC.

OWNER(S): Richard N. & Heather A. Brittain

TAX ID NUMBER: 105 N G 017

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 932 Roderick Rd.

► **LOCATION:** Northeast quadrant of the intersection of Roderick Rd and Farmington Dr

► **APPX. SIZE OF TRACT:** 22600 square feet

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is proposed off of Farmington Drive, a local road with a 25-ft pavement width inside a 46-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Ten Mile Creek

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

► **EXISTING LAND USE:** SFR (Single Family Residential)

► **PROPOSED USE:** New garage with a dwelling unit above

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Detached single family dwelling - RA (Low Density Residential)

South: Detached single family dwelling - RA (Low Density Residential)

East: Detached single family dwelling - RA (Low Density Residential)

West: Detached single family dwelling - RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: This property is located inside an established single family residential neighborhood. The neighborhood consists of detached dwellings on lots that average about 1/3 of an acre in area. The property is a little less than a mile south of Middlebrook Pike.

STAFF RECOMMENDATION:

► **APPROVE the development plan for a garage apartment in the RA (Low Density Residential) zone, subject to four conditions.**

1. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
2. Meeting all applicable requirements of the Knox County Fire Prevention Bureau.
3. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.

4. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a garage apartment as a use on review in the RA zone.

COMMENTS:

This is a request to build a new garage with a dwelling unit above to the rear of an existing house in the RA (Low Density Residential) zone. Above-garage apartments are allowed as a use on review in the RA zone. The subject property is in the Crestwood Hills Subdivision, at the northeast quadrant of the intersection of Roderick Road and Farmington Drive, with frontage on both streets.

Accessory structures in the RA zone cannot extend into the front yard, so the proposed new structure must be at least the same distance as the house from Farmington Drive, the side street in this case. The proposed structure is located 40'-6" from Farmington Drive, which is aligned with the placement of the primary structure. The rear setback for garage apartments in the RA zone is 10 feet; the garage is proposed 30 feet from the rear property line.

The garage doors face Farmington Drive (the south-facing façade). This is a different orientation from the primary structure, which faces Roderick Road. A new driveway is proposed off of Farmington Drive providing access to the new garage. It is proposed as a circular drive that would connect the new garage to the former garage (now a part of the primary structure post-conversion). The driveway will be required to meet the requirements of the Knox County Department of Engineering and Public Works, and the details can be worked through during the permitting process.

The entry to the second-story dwelling is proposed on the right side of the structure (west elevation facing Roderick Road). A single run of stairs to the door is proposed.

Two parking spaces will be required for the garage apartment and two spaces are required for the existing house. The garage on the primary structure has been converted into a room and consequently no longer counts as parking for the existing primary structure. However, between the new garage and the proposed driveway, adequate space is provided to accommodate the number of spaces required.

DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10 – SECTION 2)

The planning commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

1) THE PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.

A. The property is designated LDR (Low Density Residential) on the Northwest County Sector Plan. The LDR (Low Density Residential) land use has the following description: "This land use is primarily residential in character at densities of less than 6 dwelling units per acre (city) and less than 5 dwelling units per acre (county)."

B. For this Use on Review application to be approved in the LDR land use classification, the Planning Commission must find that the proposed use is "consistent with, and not in conflict with" the sector plan.

C. The proposed dwelling above the garage is consistent with the sector plan and One Year Plan.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.

A. The RA (Low Density Residential) zone provides for residential areas with low population densities. These areas are intended to be defined and protected from encroachment of uses not performing a function necessary to the residential environment.

B. With the recommended conditions, the garage apartment meets the zoning standards.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. The accessory structure will be taller than most, measuring approximately 20 feet in height. The RA zone allows accessory structures to exceed 18 feet to conform with the pitch of the primary structure. Both structures have a similar roof pitch, and the accessory building is slightly shorter than the main house, which measures approximately 24 feet in height.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

A. The proposed use should have little impact on the adjacent property as it only adds one dwelling unit and is located 30 feet from the property line, which helps to preserve privacy for occupants on both properties.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

A. The garage apartment would only add one dwelling unit, so the added traffic through residential streets would be negligible.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed use.

ESTIMATED TRAFFIC IMPACT: 15 (average daily vehicle trips)

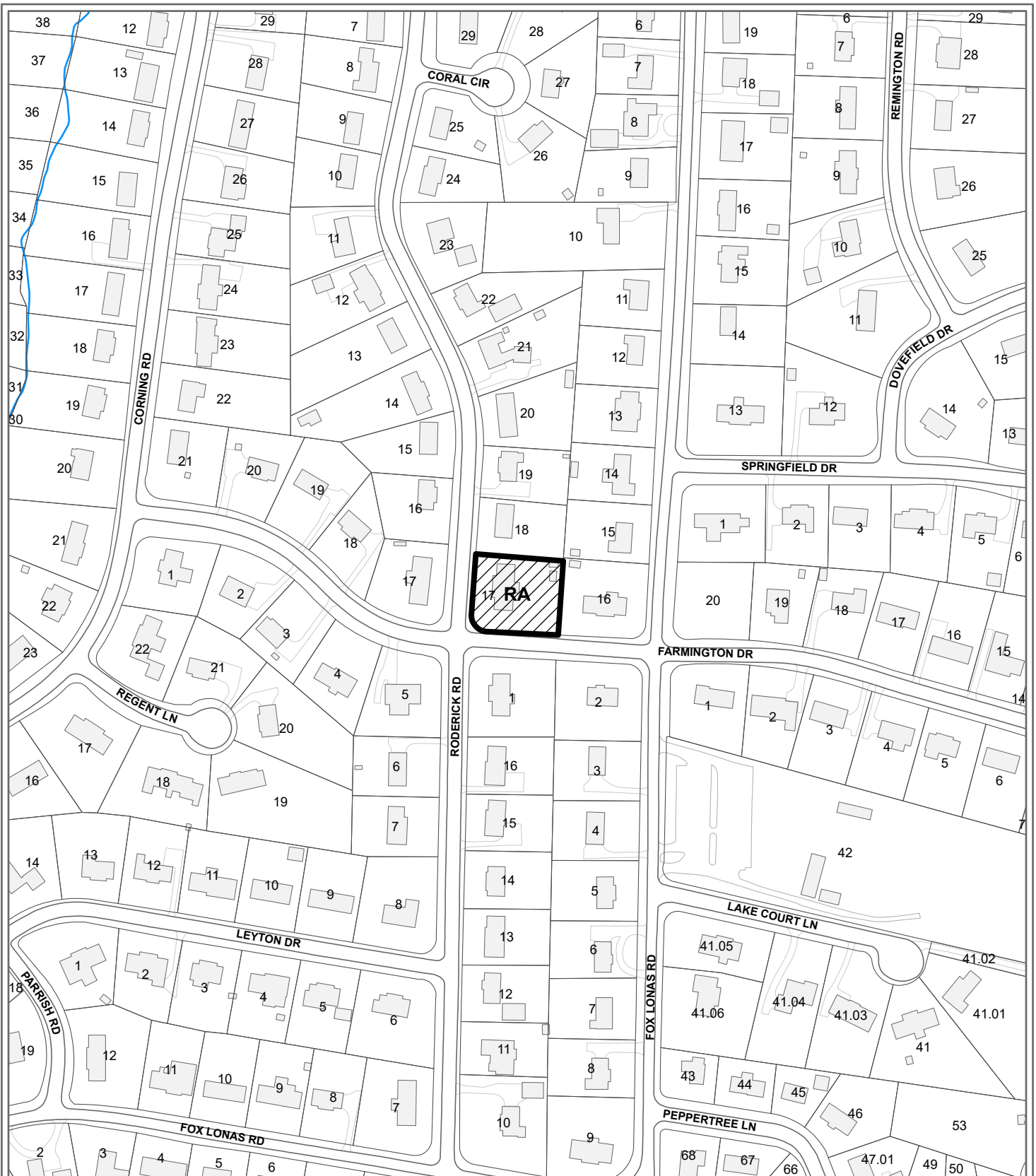
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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

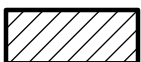
Schools affected by this proposal: Cedar Bluff Elementary, Cedar Bluff Middle, and Hardin Valley Academy.

- 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.



**12-B-21-UR
USE ON REVIEW**



Living space over a detached garage in RA (Low Density Residential)

Original Print Date: 11/15/2021 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

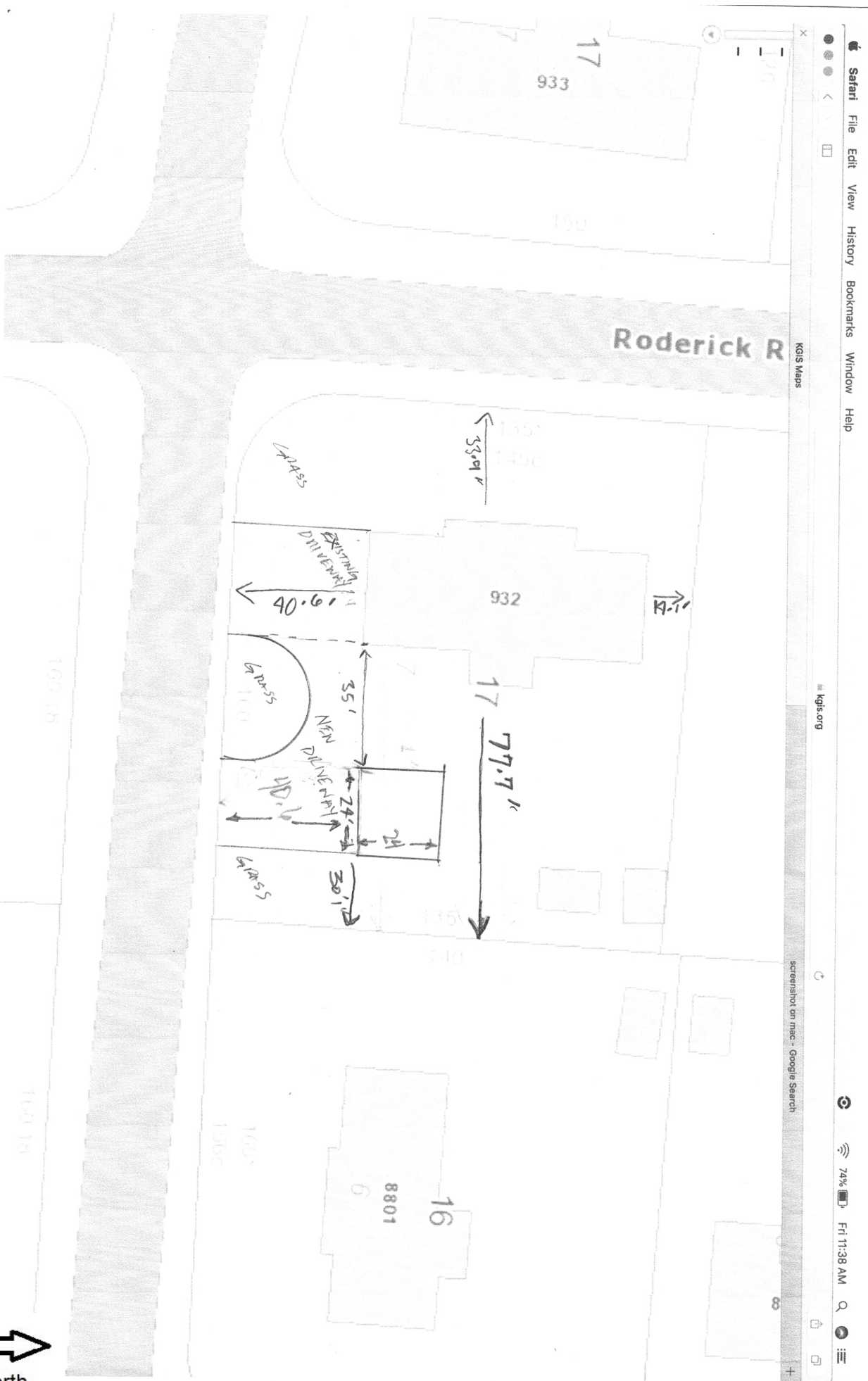
Petitioner: Hamilton / Good Guys
Construction, Inc., Kenneth R.

Map No: 105
Jurisdiction: County

0 250
Feet



932 Roderick Rd.

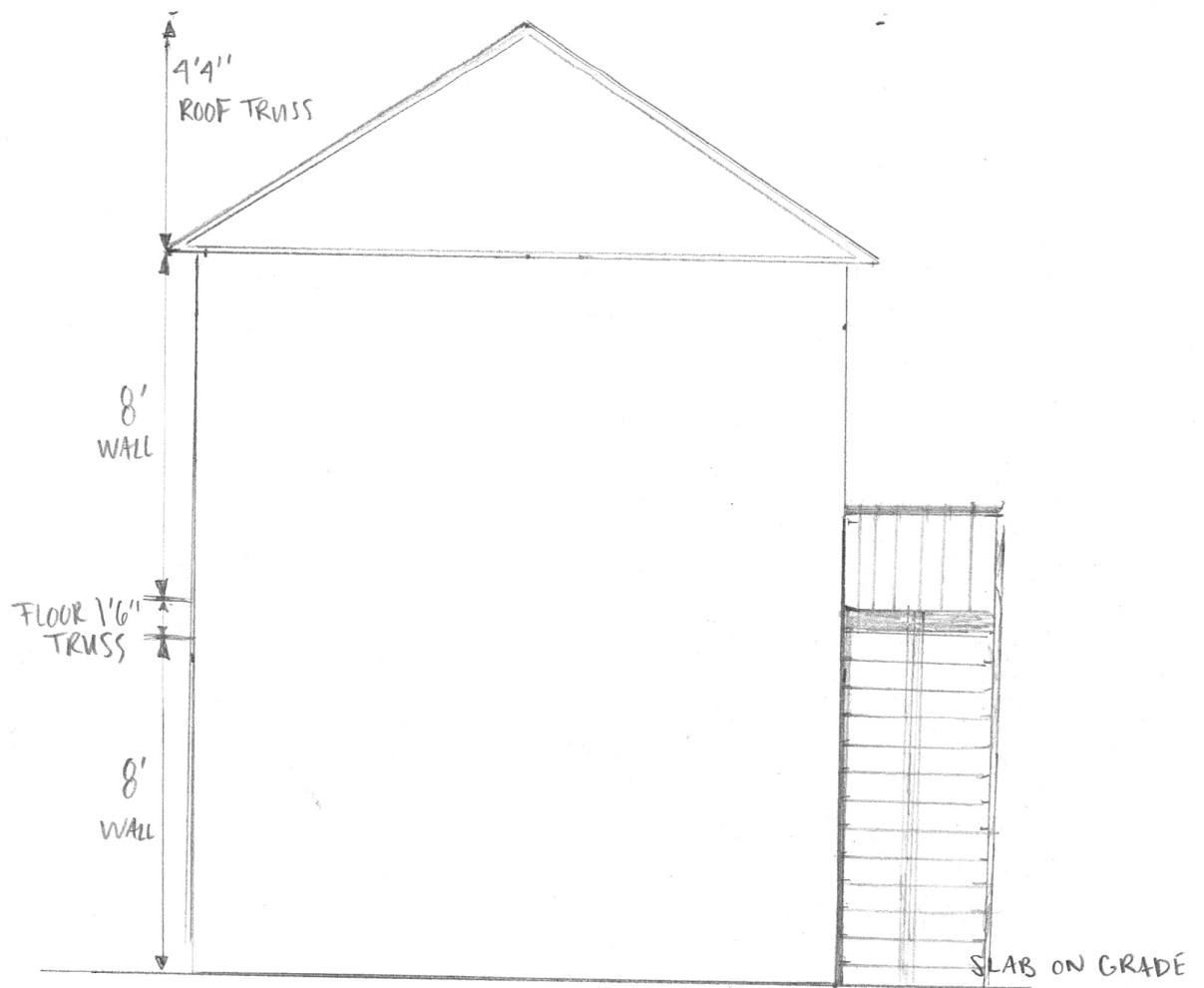




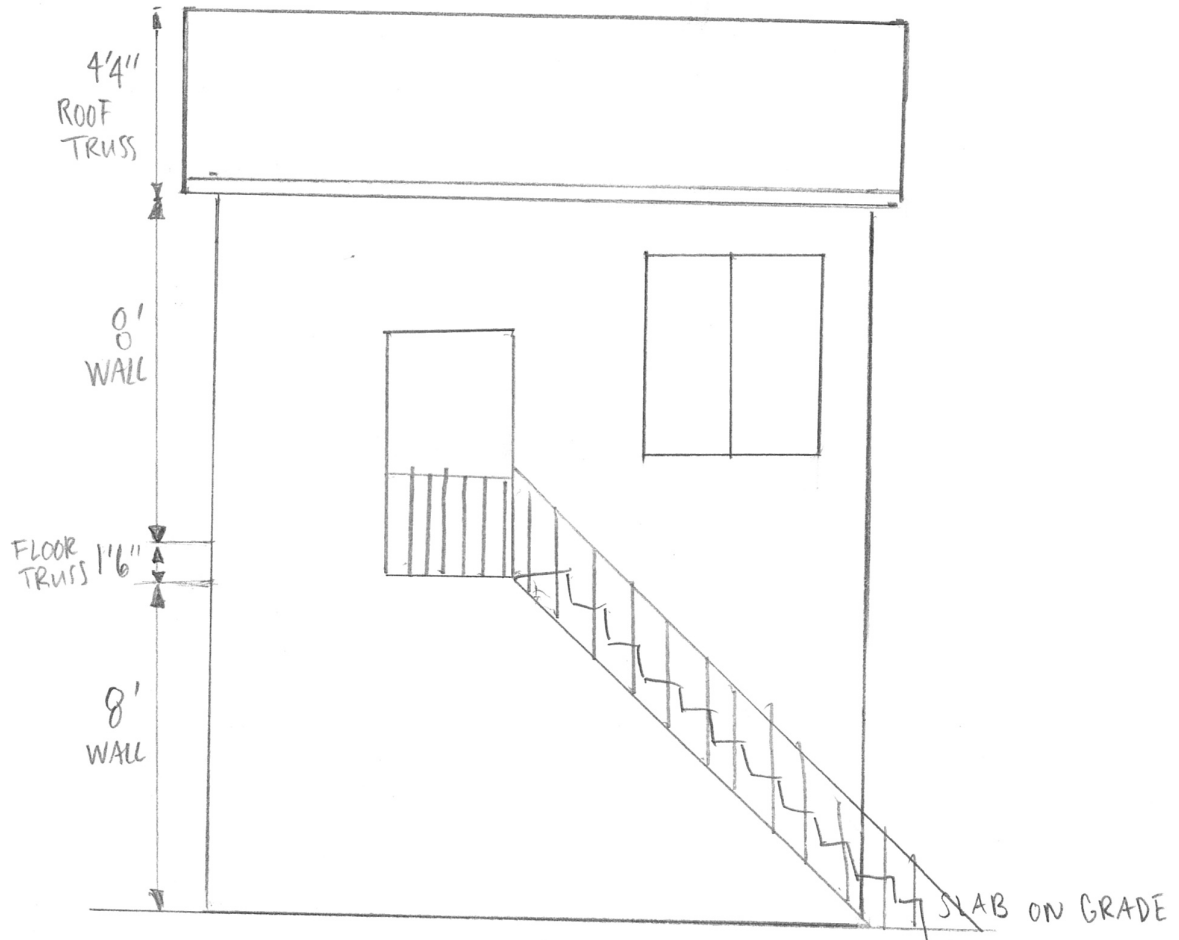
FRONT ELEVATION

VIEW FROM FARMINGTON

(South Elevation)

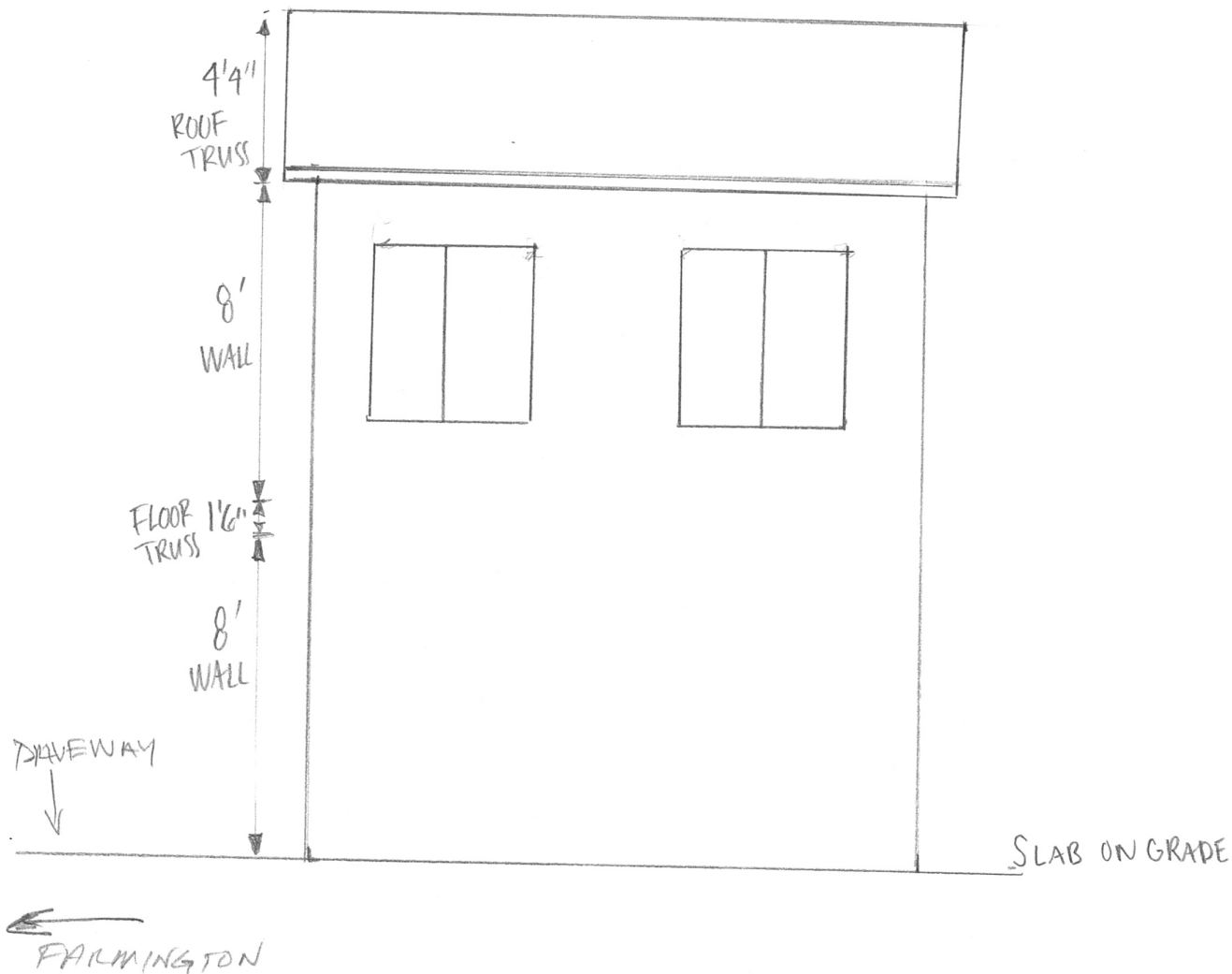


BACK ELEVATION
FACING FARMINGTON
FROM BACK YARD
(North Elevation)



RIGHT SIDE ELEVATION (FROM BACK YARD)
(West Elevation)

facing Roderick



LEFT SIDE ELEVATION (FROM BACK YARD)
(East Elevation)



400 Main Street
Suite 403
Knoxville, TN 37902
P: 865.215.2507
F: 865.215.2237

Addressing Department Review and Comments

File #: 12-B-21-UR
Tax Parcel ID: 105NG017
Subdivision:

Owner: Richard & Heather Brittain
Applicant: Kenneth R Hamilton
Company: Good Guys Construction
Email: contactus@goodguys.us.com

Date Submitted: 10/25/21
Review Type: UR
Unit or Phase:
Phone: 865.410.0151
Office: 865.313.5333
Cell:
Fax:

Visit our website: <http://www.knoxplanning.org/addressing> for a list of existing and available street names.

All subdivision and street names must conform to the Knoxville/Knox County Street Uniform Naming and Addressing Ordinance, Subdivision Regulations and the Administrative Rules of the Planning Commission.

Proposed and/or Existing Subdivision or Street Names	Results of Review, Corrections, and Comments (date subdivision or street name reserved)	Approved, Pending, Denied, Revise, Note
	If approved, a separate address will be assigned to the garage apartment. Site plan required	Note
	Unresolved addressing issues may delay building permits.	Note

Comments may be modified based on new information from updated plans, field reviews or other agencies.

Andrea Kupfer (865.215.3797) andrea.kupfer@knoxplanning.org	1st Review	Donna Hill (865.215.3872) donna.hill@knoxplanning.org	2nd Review
	11/1/2021		Nov 8, 2021



Development Request

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☒ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ SP ☐ OYP
☐ Rezoning

Kenneth R. Hamilton, Good Guys Construction

Applicant Name

10/25/21

December 9, 2021

Affiliation

Date Filed

Meeting Date (if applicable)

File Number(s)

12-B-21-UR

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

Kenneth R. Hamilton, Good Guys Construction, Inc.

Name

Company

1333 Gatewood Lane, Knoxville TN 37919

Address

City

State

ZIP

865-313-5333

contactus@goodguys.us.com

Phone

Email

CURRENT PROPERTY INFO

Brittain Richard N & Brittain Heather A 932 Roderick Rd, Knoxville TN 37923 (865) 410-0151

Owner Name (if different)

Owner Address

Owner Phone

932 Roderick Rd, Knoxville TN 37923

105NG017

Property Address

Parcel ID

KUB

KUB

No

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

East side of Roderick Road, North side of Farmington Drive

General Location

22,600 sq. ft. +/-

Tract Size

☐ City ☒ County 3rd District

RA Zoning District

SFR Existing Land Use

Northwest County

LDR

Planned

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

December 2020

DEVELOPMENT REQUEST

- ☐ Development Plan ☒ Use on Review / Special Use ☐ Hillside Protection COA
☐ Residential ☐ Non-Residential

Home Occupation (specify) _____

Living space over a detached garage

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

N/A

Related Rezoning File Number

Proposed Subdivision Name

Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel Total Number of Lots Created

☐ Other (specify) _____☐ Attachments / Additional Requirements**ZONING REQUEST**

☐ Zoning Change N/A
Proposed Zoning

Pending Plat File Number

☐ Plan Amendment Change Proposed Plan Designation(s)

Proposed Density (units/acre)

Previous Rezoning Requests

☐ Other (specify) _____**STAFF USE ONLY****PLAT TYPE**

- ☐ Staff Review ☐ Planning Commission

ATTACHMENTS

- ☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

- ☐ Design Plan Certification (*Final Plat*)
☒ Use on Review / Special Use (*Concept Plan*)
☐ Traffic Impact Study
☐ COA Checklist (*Hillside Protection*)

Fee 1		Total
0402	\$450.00	
Fee 2		
Fee 3		
		\$450.00

AUTHORIZATION

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



Kenneth R. Hamilton, Good Guys Cons 10/25/21

Applicant Signature

Please Print

Date

(865) 313-5333

contactus@goodguys.us.com

Phone Number

Email

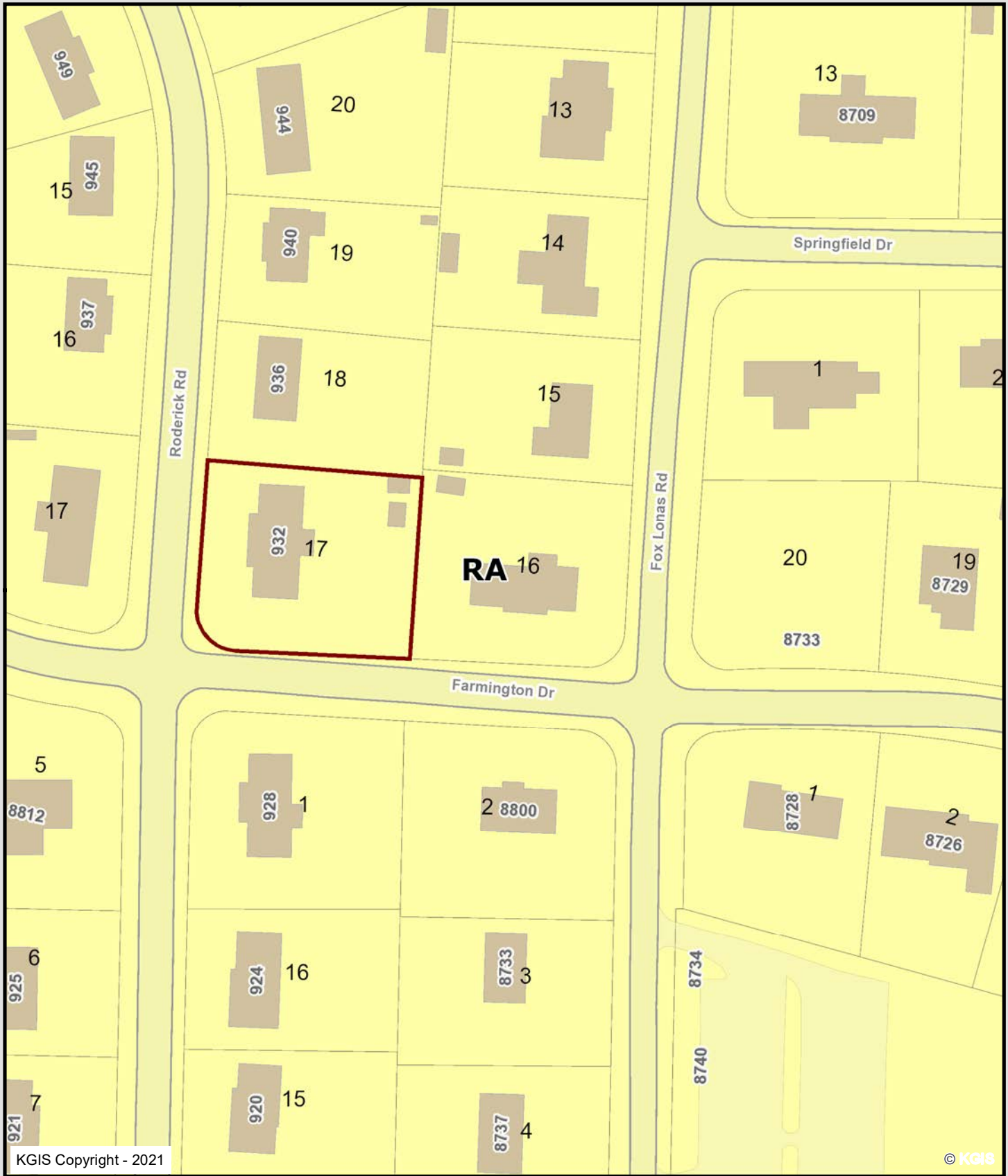
Staff Signature

Marc Payne

10/25/21 swm

Please Print

Date

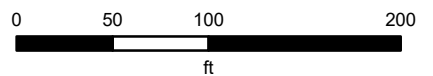


Zoning Map

Knoxville - Knox County - KUB Geographic Information System



Printed: 10/25/2021 at 10:46:10 AM



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