



USE ON REVIEW REPORT

▶ **FILE #:** 6-A-22-UR

AGENDA ITEM #: 31

AGENDA DATE: 6/9/2022

▶ **APPLICANT:** MICHAEL CARTER (OWNER)

OWNER(S): Michael Carter

TAX ID NUMBER: 144 D A 018

[View map on KGIS](#)

JURISDICTION: County Commission District 4

STREET ADDRESS: 1328 Farrington Dr.

▶ **LOCATION:** South of Farrington Dr., east of Brantham Cir

▶ **APPX. SIZE OF TRACT:** 0.3 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Farrington Drive, a local street with a 24-ft pavement width within a 50-ft right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Ten Mile Creek

▶ **ZONING:** PR (Planned Residential)

▶ **EXISTING LAND USE:** SFR

▶ **PROPOSED USE:** Reduce front yard setback from 35' to 28' for garage expansion

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Single family residential - PR (Planned Residential)

South: Single family residential - PR (Planned Residential)

East: Single family residential - PR (Planned Residential)

West: Single family residential - PR (Planned Residential)

NEIGHBORHOOD CONTEXT: This area is comprised of planned residential subdivisions of detached single-family homes.

STAFF RECOMMENDATION:

▶ **Approve the request to reduce the front yard setback from 35' to 28' for a garage expansion, subject to 3 conditions.**

1) Meeting all applicable requirements of the Knox County Zoning Ordinance.

2) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works, including but not limited to stormwater management requirements.

3) Preserving mature canopy trees during construction. A Tree Preservation Plan verified by a Certified Arborist is to be submitted for review and approval by Planning Commission staff before issuance of a building permit.

COMMENTS:

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. Section 8 of the General Plan emphasizes investment in trees and landscaping as being essential to the vitality of older neighborhoods. The subject property is located in the Farrington subdivision, which was developed 42 years ago. Mature, canopy trees fronting the street are a distinctive feature of the neighborhood, and are particularly prevalent on the subject property and adjacent properties. The proposed garage expansion appears to encroach into the critical root zone of at least two healthy canopy trees, potentially jeopardizing this "vital" feature of the neighborhood.

B. The garage expansion should incorporate creative solutions to preserve the large specimen trees in accordance with the General Plan and the Southwest County Sector Plan's green infrastructure objectives. These goals include balancing development with conservation, fostering the use of development practices that reduce stormwater runoff and protect water quality, and preserving open space and natural areas.

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

A. The PR (Planned Residential) zone is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems.

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. It is notable that the applicant's house already exceeds the building coverage of most properties in the neighborhood. The applicant's dwelling comprises approximately 30% of their lot, excluding the driveway and deck, which in combination equal over 50% of the lot. By comparison, the adjacent neighbors' dwellings cover roughly 11% and 18% of their lots. The applicant's outsized impervious lot coverage further supports the condition to conserve fronting trees during construction, so as to avoid a level of build-out that is incompatible with the character of the neighborhood.

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

A. The expansion of the garage is not anticipated to significantly injure the value of adjacent properties if mature canopy trees are retained.

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

A. The proposed garage expansion is not anticipated to draw additional traffic through the surrounding residential area.

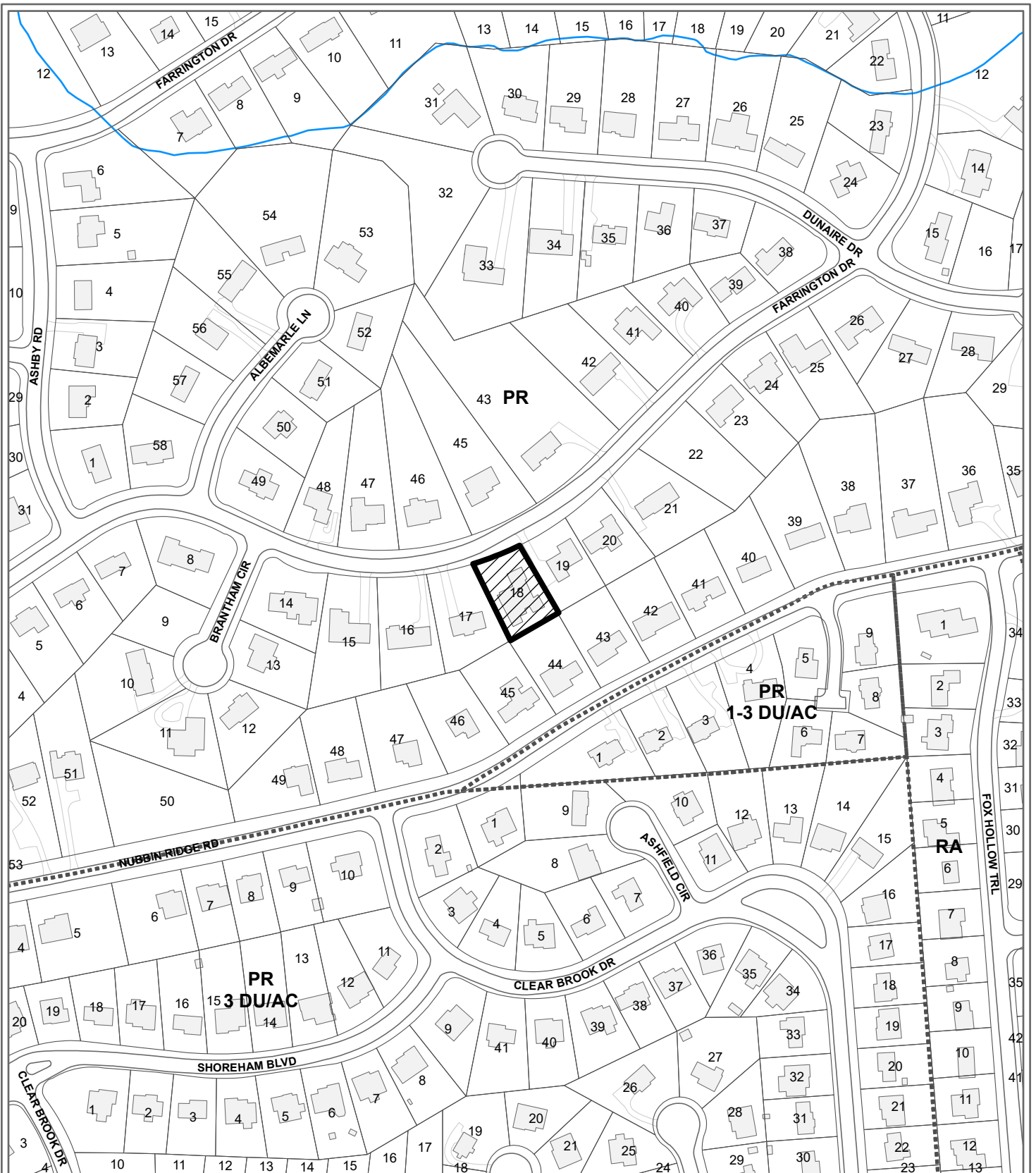
6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

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: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to the Knoxville-Knox County Planning Commission. The date of the Knoxville-Knox County Planning Commission hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



**6-A-22-UR
USE ON REVIEW**



Reduce front yard setback from 35' to 28' for garage expansion in PR (Planned Residential)

Original Print Date: 5/5/2022 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Carter, Michael

Map No: 144
Jurisdiction: County

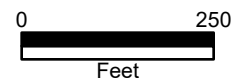


Exhibit A. 6-A-22-UR Contextual Images

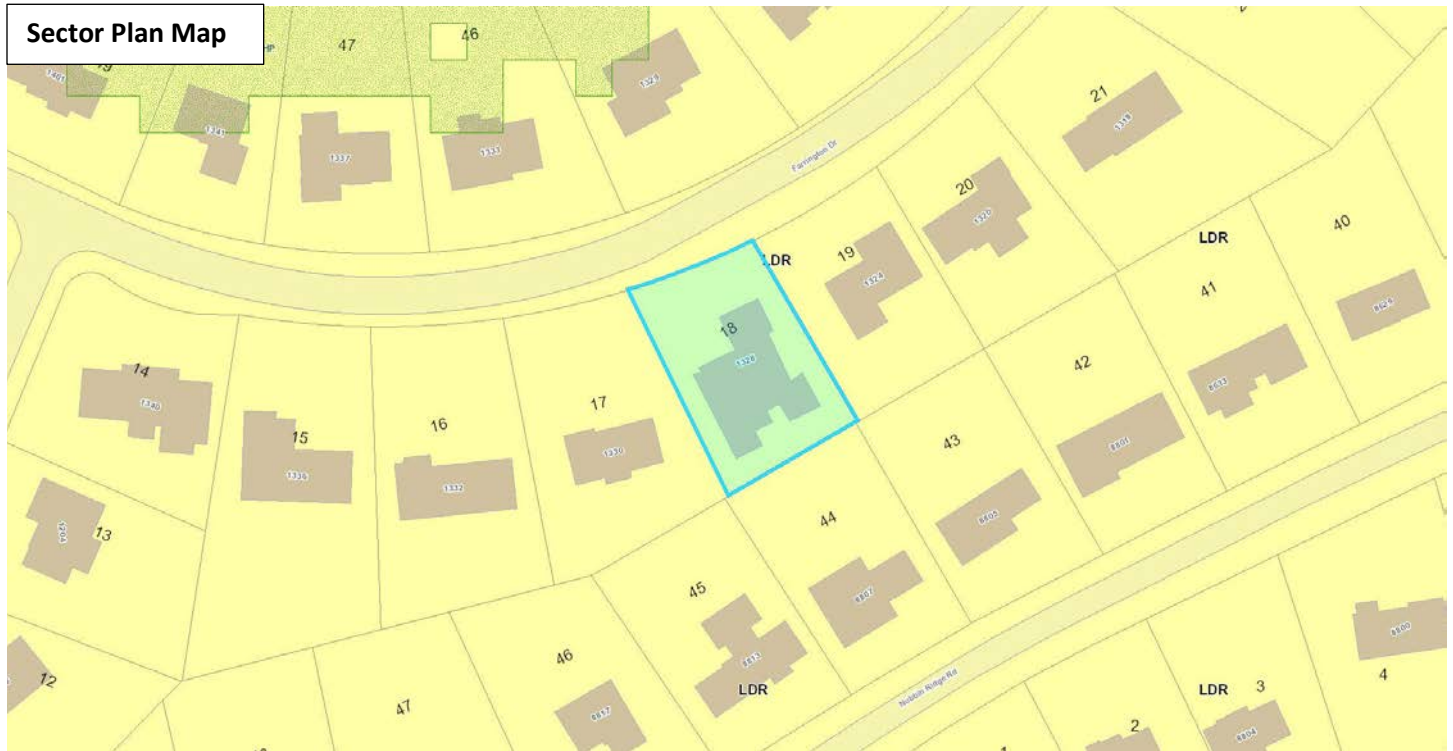


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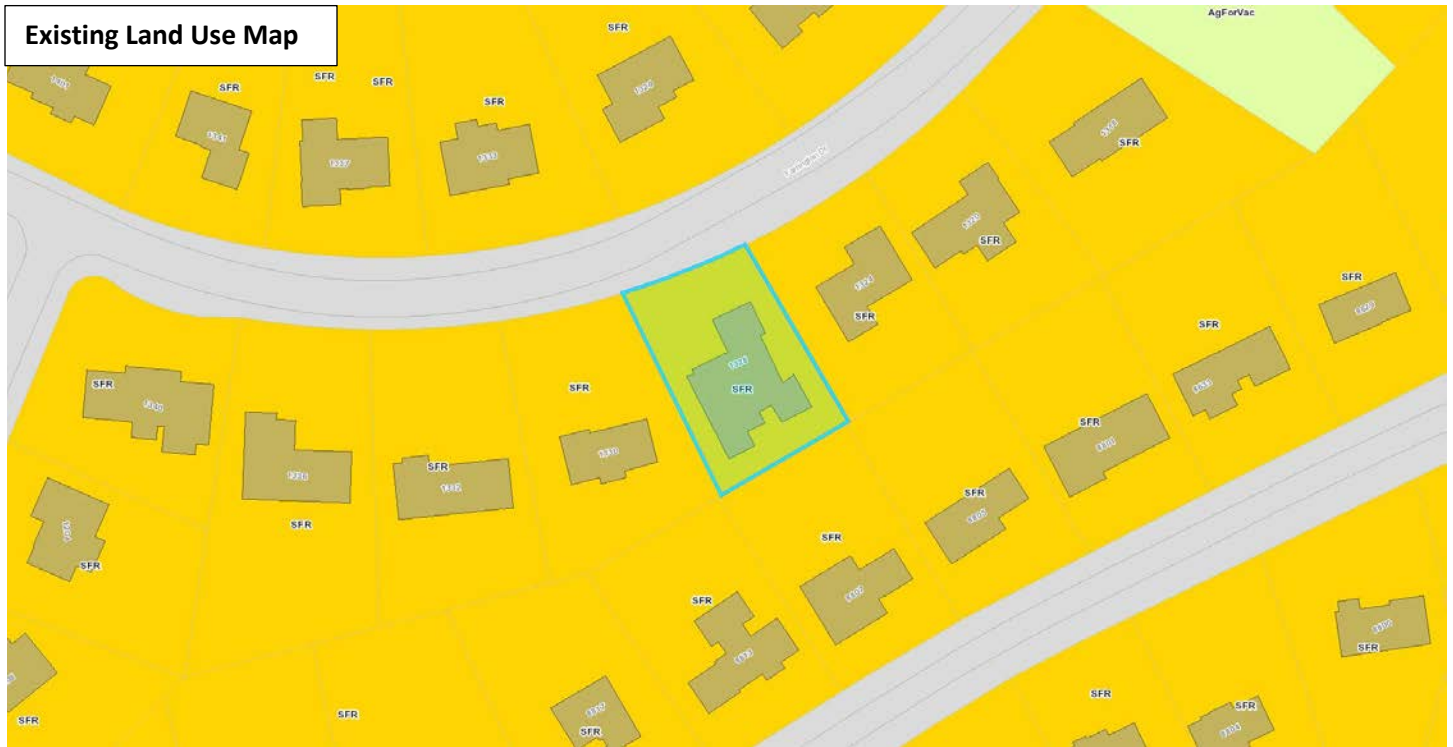


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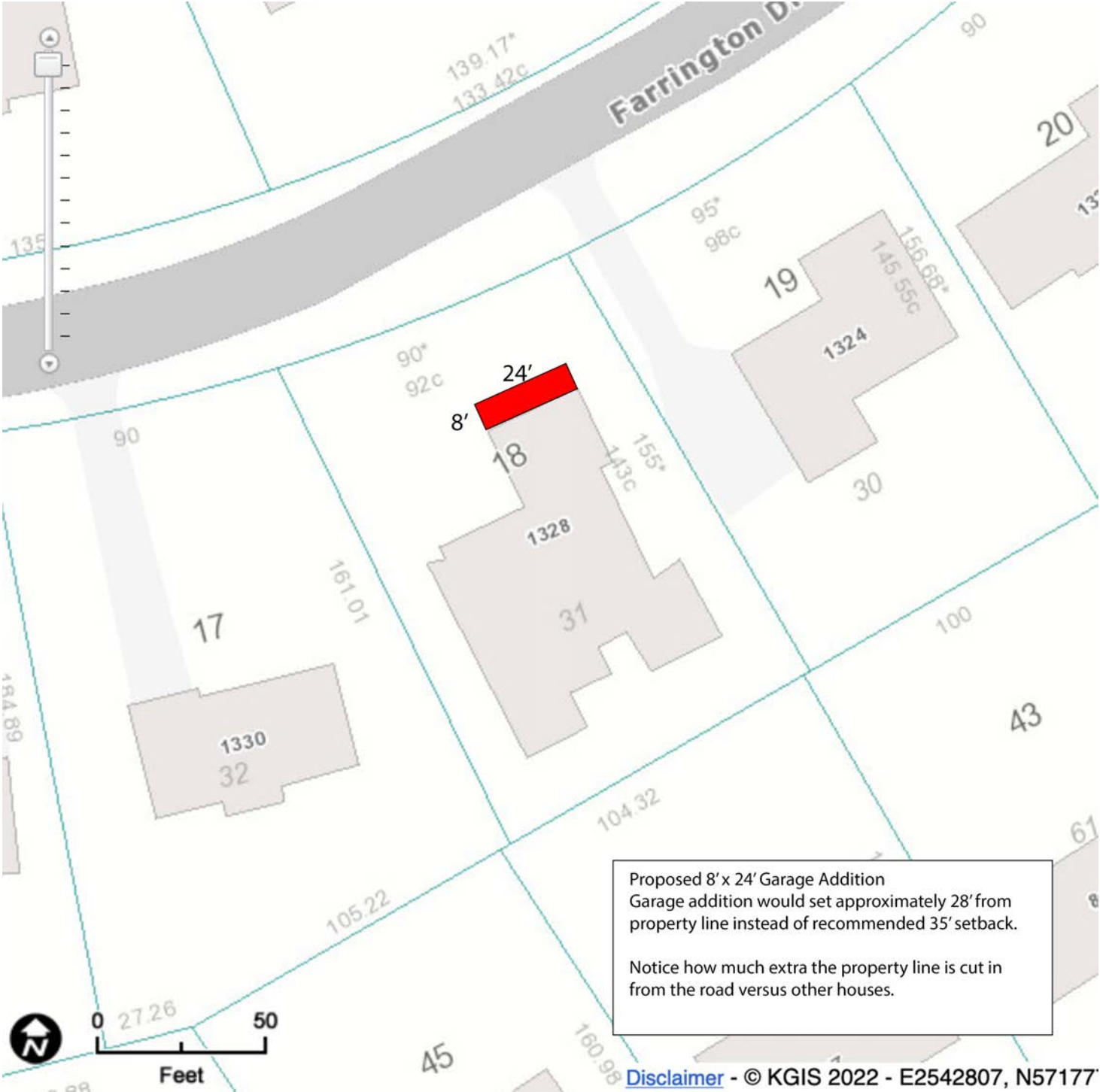
Site Photo



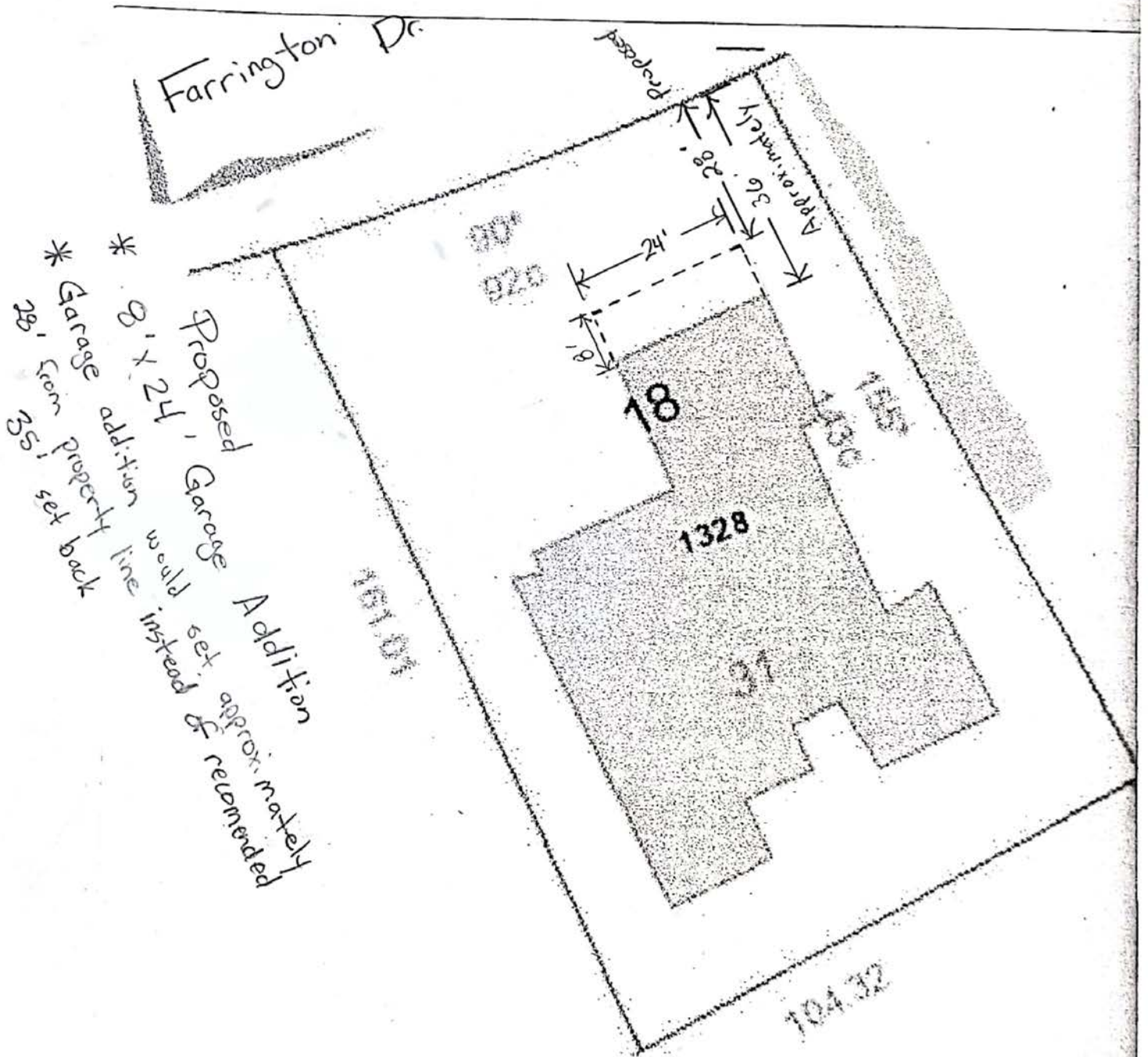
Street View



1328 Farrington Drive Plot Plan for Proposed Garage Addition



1328 Farrington Dr Plot Plan for proposed Garage Addition.



(1) Download and fill out this form at your convenience.
(2) Sign the application digitally (or print, sign, and scan).

(3) Either print the completed form and bring it to the
Knoxville-Knox County Planning offices
OR email it to applications@knoxplanning.org

Reset Form



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

Michael Carter

Applicant Name		Affiliation
4/19/2022	6/9/2022	File Number(s) 6-A-22-UR
Date Filed	Meeting Date (if applicable)	

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Property Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Michael Carter

Name	Company		
1328 Farrington Drive	Knoxville	TN	37923
Address	City	State	ZIP
865-556-2599	michael.carter@knoxschools.org		
Phone	Email		

CURRENT PROPERTY INFO

1328 Farrington Drive		
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
1328 Farrington Drive	144DA018	
Property Address	Parcel ID	
First Utility	First Utility	N
Sewer Provider	Water Provider	Septic (Y/N)

STAFF USE ONLY

South of Farrington Dr., East of Brantham Cir.		0.3 acre
General Location		Tract Size
<input type="checkbox"/> City <input checked="" type="checkbox"/> County	4th 5TH	PR (Planned Residential) SFR (Single Family Residential)
District	Zoning District	Existing Land Use
Southwest County	LDR (Low Density Residential)	Planned Growth
Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation

DEVELOPMENT REQUEST

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

Home Occupation (specify) _____

Other (specify) **Reduce front yard setback from 35' to 28' for garage expansion**

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____

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

Other (specify) _____

Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

Zoning Change Proposed Zoning _____

Plan Amendment Change Proposed Plan Designation(s) _____

Proposed Density (units/acre) Previous Rezoning Requests _____

Other (specify) _____

Pending Plat File Number

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	\$450.00
Fee 2		
Fee 3		

AUTHORIZATION


Applicant Signature

Michael Carter

4/19/2022

Please Print

Date

865-556-2599

michael.carter@knoxschools.org

Phone Number

Email



Michael Carter

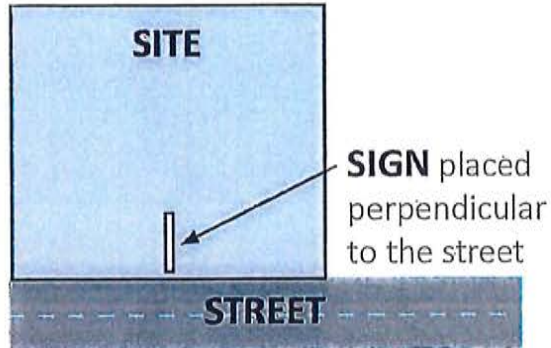
4/19/2022

Property Owner Signature
J. Hillman 4/22/2022

Please Print

Date
4/25/2022 swm

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, 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 **not less than 12 days prior to 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 not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

May 25th and June 10th
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Michael Carter

Date: 4/25/22

File Number: 6A-22-UOR

- Sign posted by Staff
- Sign posted by Applicant