

USE ON REVIEW REPORT

► **FILE #:** 5-B-22-UR

AGENDA ITEM #: 28

AGENDA DATE: 5/12/2022

► **APPLICANT:** DENNIS HOPMAN

OWNER(S): Dennis Hopman

TAX ID NUMBER: 19 P F 016

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 8516 San Marcos Dr.

► **LOCATION:** North side of San Marcos Drive, northwest of intersection Pierre Marques Street, northwest of York Road

► **APPX. SIZE OF TRACT:** 0.433 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via San Marcos Dr, a local road with 25-ft of pavement width within 50-ft of right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Bullrun Creek

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

► **EXISTING LAND USE:** AgForVac (Agriculture/Forestry/Vacant Land)

► **PROPOSED USE:** Garage apartment

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant - A (Agricultural)

South: Single family residential - RA (Low density residential)

East: Single family residential - RA (Low density residential)

West: Agriculture/forestry/vacant - RA (Low density residential)

NEIGHBORHOOD CONTEXT: This property is located in an area comprised of single-family residential dwellings on small lots, with some large parcels of agricultural land located nearby.

STAFF RECOMMENDATION:

► **Approve the use of a garage apartment and proposal to phase development allowing the applicant to construct and live in the proposed garage apartment while constructing the single family dwelling.**

- 1) Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.
- 2) Meeting all applicable requirements of the Knox County Zoning Ordinance.

COMMENTS:

The applicant wishes to construct a single-family dwelling and garage apartment on the subject property. However, it is their desire to construct the garage apartment and live there while constructing the single-family dwelling. This garage apartment will meet the requirements as a primary structure, however once construction of the single-family dwelling is complete, the garage apartment will be subordinate, and the single-family dwelling will become the principal dwelling.

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 proposed use is consistent with the sector plan for this area.

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

A. The proposed use of a garage apartment is consistent with the general purpose of the zoning ordinance. However, the phasing of this development is not consistent with Article 2: Definitions 2.20 where it identifies that any accessory structure is a subordinate structure customarily incidental to and located on the same lot with the main building or structure.

B. The proposed development plans for the single-family dwelling and garage apartment are consistent with the standards of the RA zone.

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 proposed development is consistent with the character of development in the neighborhood.

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

A. The proposed single-family dwelling and garage apartment will not injure the value of adjacent properties in the area.

B. The proposed construction phasing to allow the garage apartment to be constructed prior to the single-family dwelling will not injure the value of adjacent properties.

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

A. This proposed development will not draw a significant amount of additional traffic through residential areas.

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.

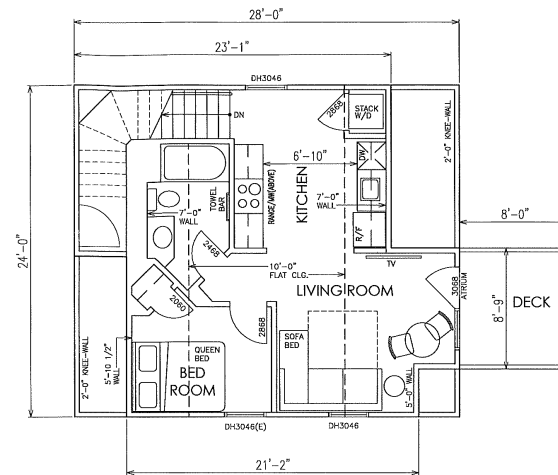
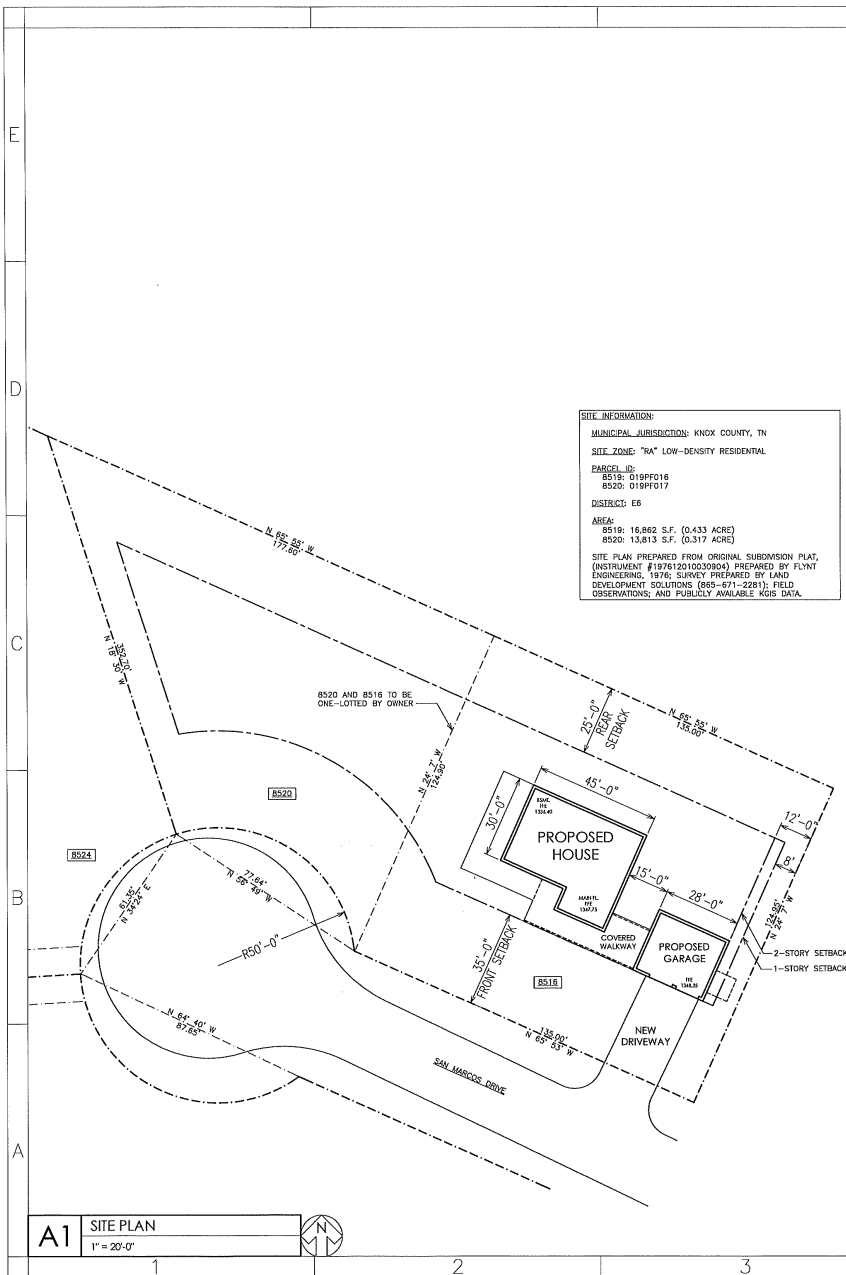
A. There are no known uses in the area that could cause a potential hazard or create an undesirable environment for the proposed use.

B. The proposed phasing to allow construction of the garage apartment prior to construction of the single-family dwelling will not pose any potential hazards.

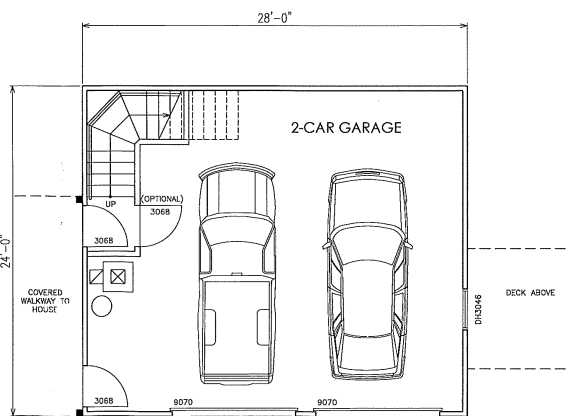
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to the 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.



C4 GARAGE APARTMENT PLAN
 1/4" = 1'-0" 414 S.F.



A4 GARAGE PLAN
 1/4" = 1'-0" 672 S.F.

5-B-22-UR
3/15/2022

FALCONNIER
 DESIGN COMPANY
 4622 Chambliss Avenue
 Knoxville, TN 37919
 Phone 865.584.7868
 Fax 865.584.3159
 falconco@gmail.com
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PRELIMINARY
 NOT FOR CONSTRUCTION
 07/20/21

DESIGN APPROVAL
 We hereby approve the design of our project as presented in these plans. By approving the design, we authorize Falconnier Design Co. to begin preparation of the construction documents. We understand that any additional design and/or material changes after this approval may result in more extensive design and drafting time charges and delays in construction.

OWNER'S NAME (PRINT) _____
 OWNER'S SIGNATURE _____ DATE _____

NEW RESIDENCE
 DENNIS HOPMAN
 8516-8520 SAN MARCO DR
 KNOXVILLE, TN 37938

SITE PLAN & GARAGE FLOOR PLANS

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 CHECKED BY: DAF
 ISSUED: ~~~
 REVISION(S):
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 9. ~~~
 10. ~~~

FILE: 2021-028

C-1



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OWNER'S NAME (PRINT)

OWNER'S SIGNATURE DATE

NEW RESIDENCE

DENNIS HOPMAN
8516-8520 SAN MARCO DR
KNOXVILLE, TN 37938

HOUSE 1st & 2nd FLOOR PLANS

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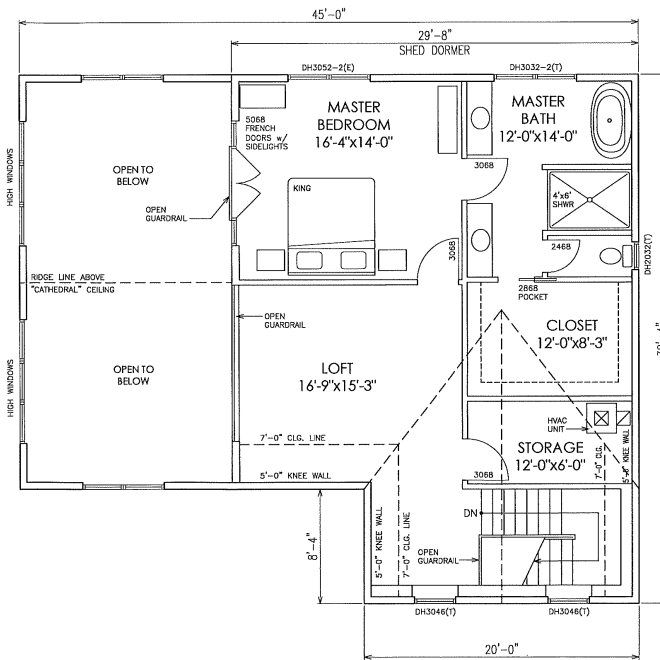
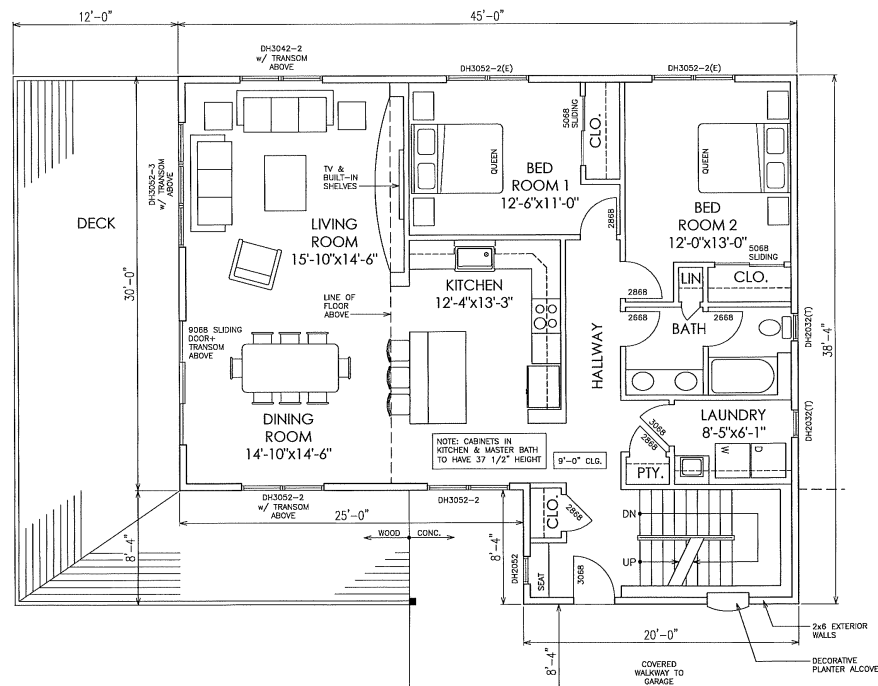
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REVISION(S):

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5-B-22-UR
3/15/2022



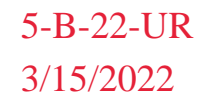
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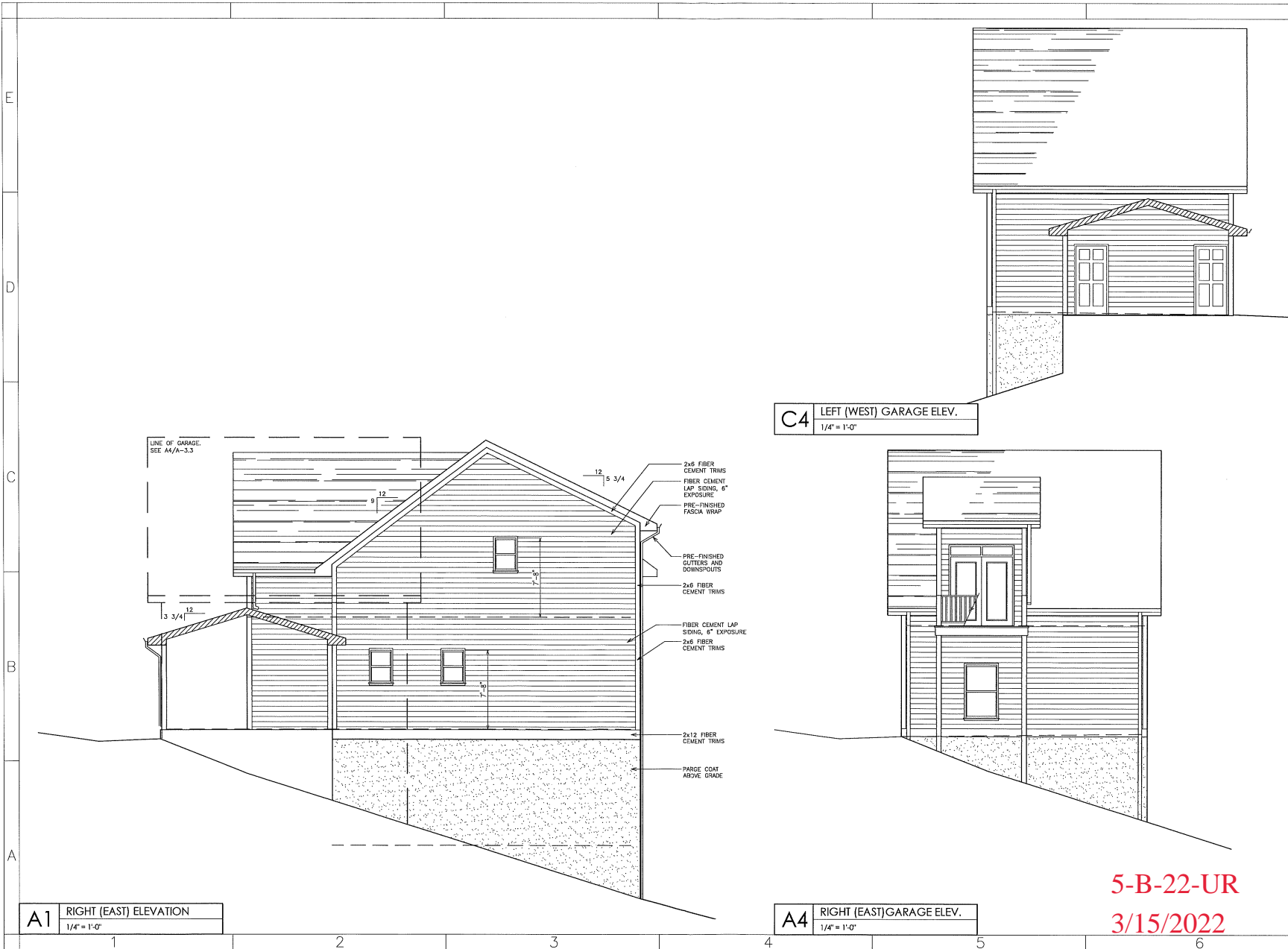
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A-2



A1	BASEMENT PLAN	
	1/4" = 1'-0"	1,517 S.F.



FALCONNIER
DESIGN COMPANY

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OWNER'S NAME (PRINT) _____
OWNER'S SIGNATURE _____ DATE _____

NEW RESIDENCE

DENNIS HOPMAN
8516-8520 SAN MARCO DR
KNOXVILLE, TN 37938

EXTERIOR ELEVATIONS

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5-B-22-UR
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A1 REAR(NORTH) ELEVATION
1/4" = 1'-0"



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OWNER'S NAME (PRINT)

OWNER'S SIGNATURE DATE

NEW RESIDENCE

DENNIS HOPMAN
8516-8520 SAN MARCO DR
KNOXVILLE, TN 37938

**EXTERIOR
ELEVATIONS**

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3/15/2022



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OWNER'S SIGNATURE _____ DATE _____

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8516-8520 SAN MARCO DR
KNOXVILLE, TN 37938

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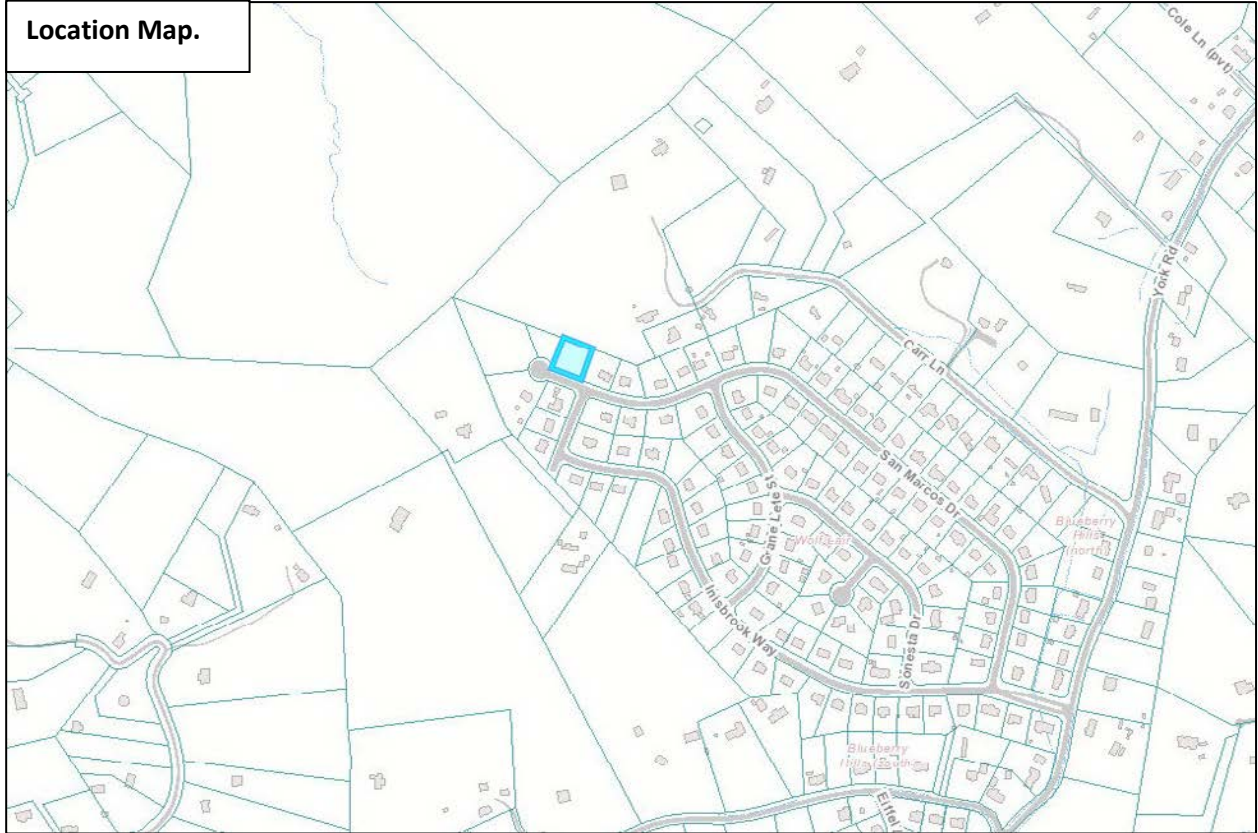
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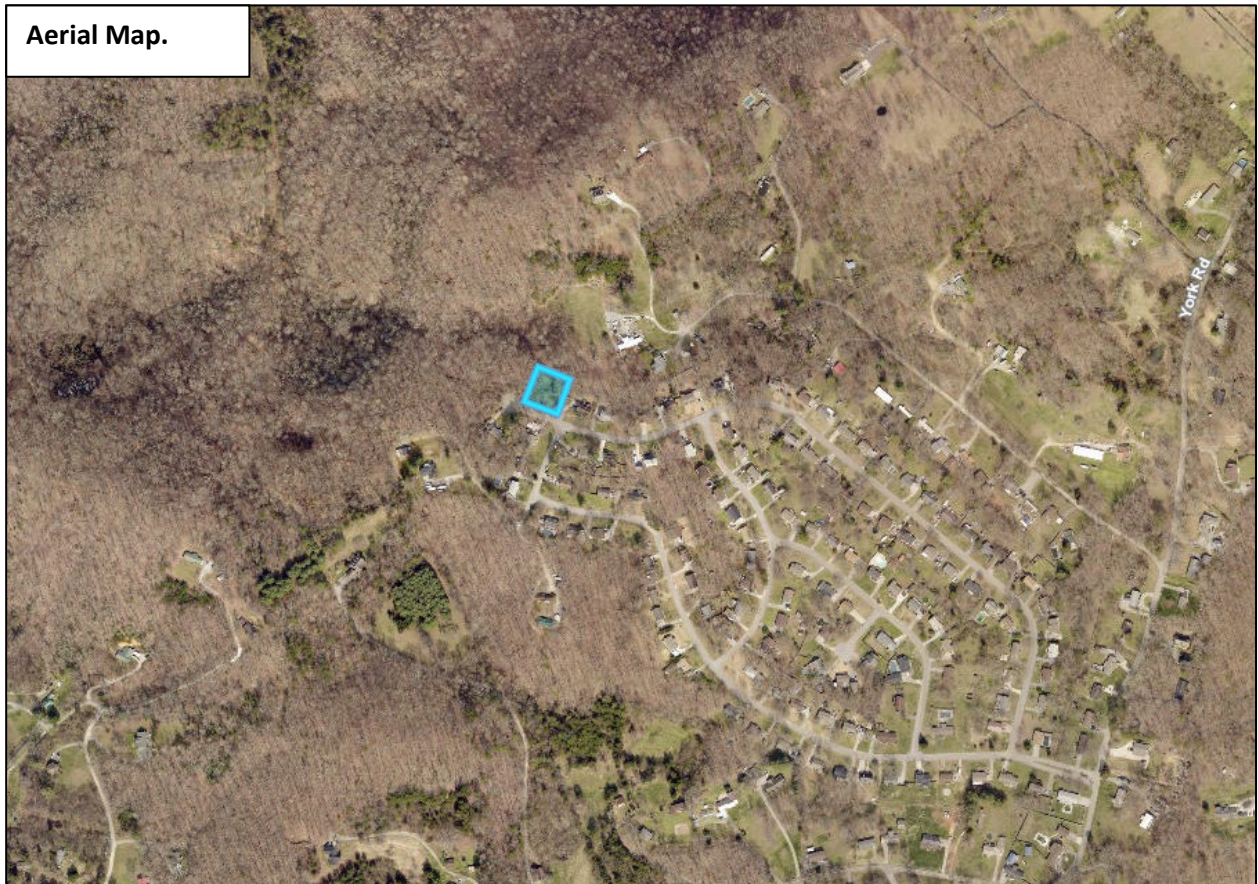
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EXHIBIT A. Contextual Images

Location Map.

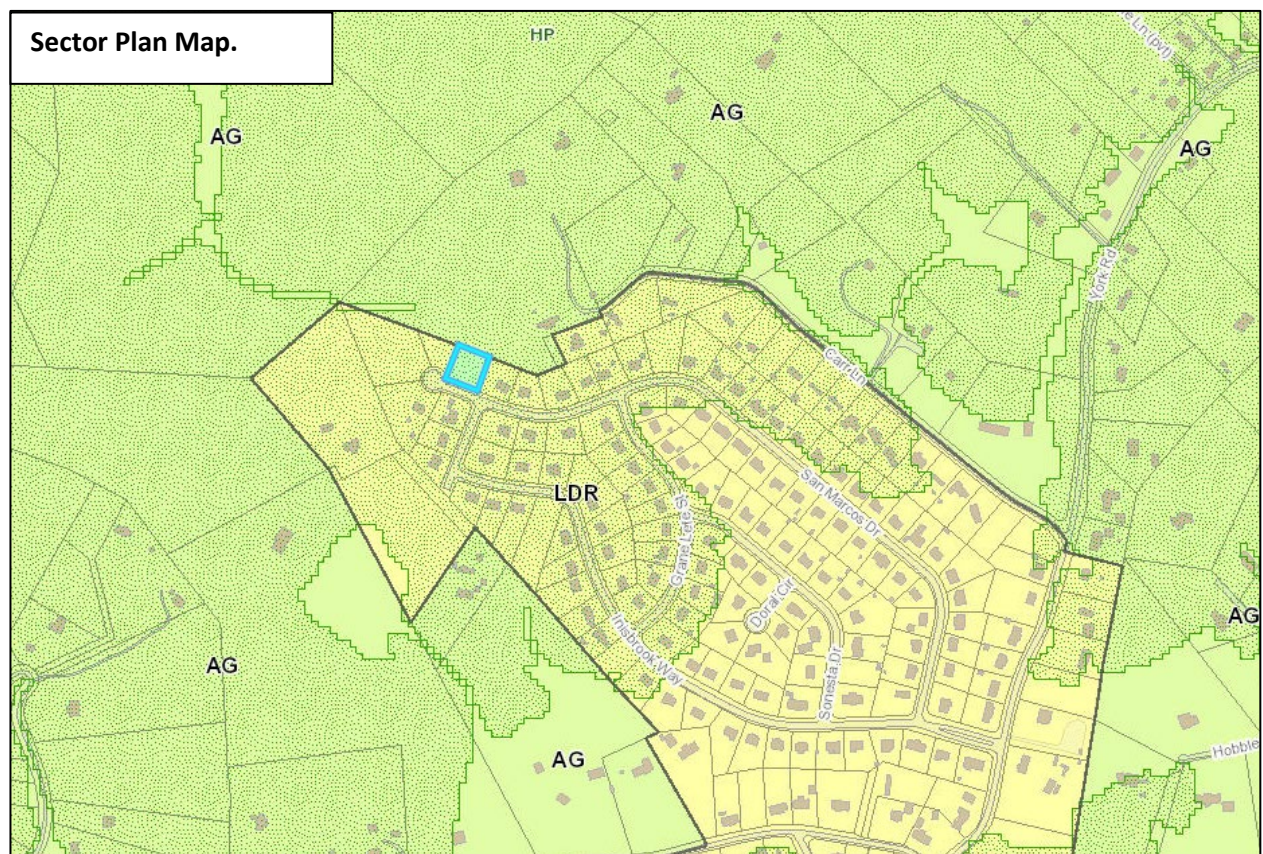
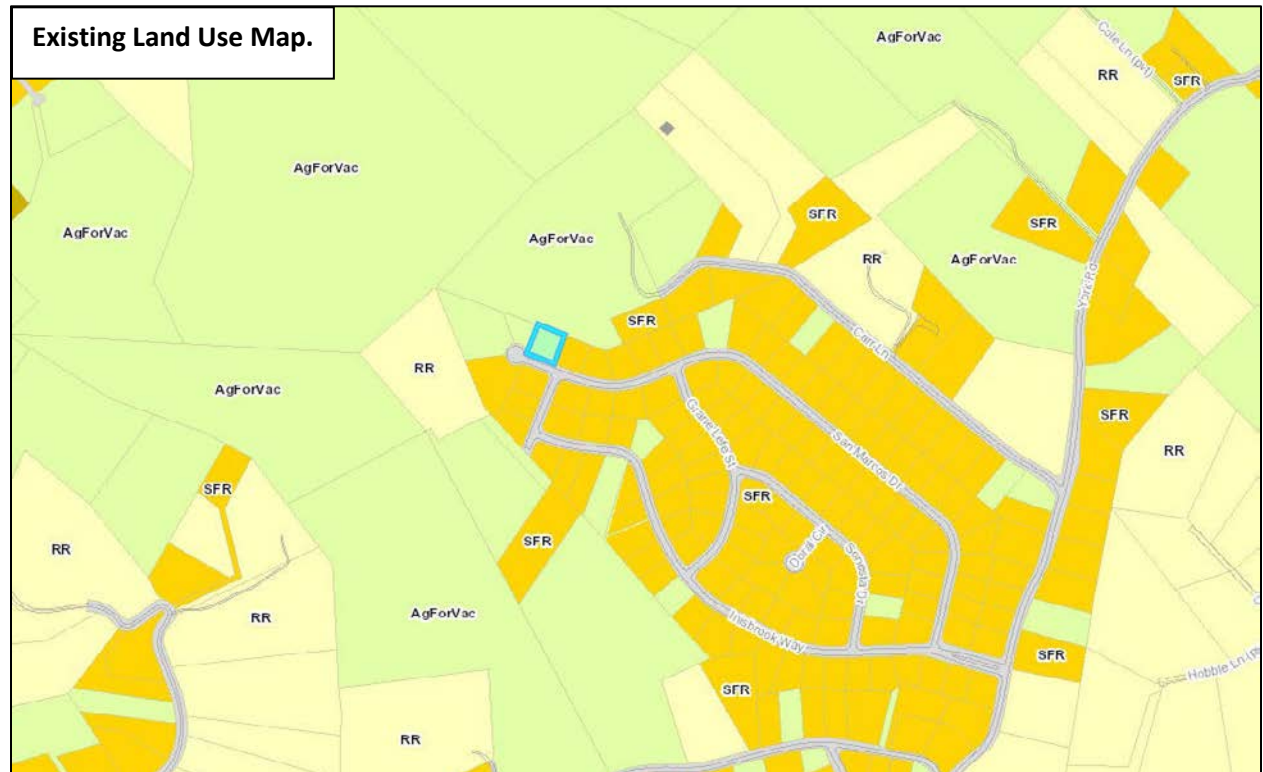


Aerial Map.



5-B-22-UR

EXHIBIT A. Contextual Images



5-B-22-UR

EXHIBIT A. Contextual Images

Eagle eye view





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

Dennis Hopman

Applicant Name

Affiliation

3/15/2022

Date Filed

May 12, 2022

Meeting Date (if applicable)

File Number(s)

5-B-22-UR

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

Dennis Hopman

Name

Company

224 S Main ST Apt 2C Elkhart IN 46516

Address

City

State

ZIP

865-321-0817

Phone

dhopmanjoe@gmail.com

Email

CURRENT PROPERTY INFO

- same as above -

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

8516 San Marcos Dr

Property Address

019PFD016

Parcel ID

KUB

Sewer Provider

KUB

Water Provider

Septic (Y/N)

STAFF USE ONLY

North side of San Marcos Dr, north west of
intersection Pierre Marques St

General Location

north west of York Rd.

Tract Size

.433 acres

- ☐ City ☒ County

8th

District

RA

Zoning District

AgForVac

Existing Land Use

North County

Planning Sector

AG & HP

Sector Plan Land Use Classification

Rural Area

Growth Policy Plan Designation

November 22, 2021

DEVELOPMENT REQUEST

☐ Development Plan ☒ Use on Review / Special Use ☐ Hillside Protection COA
☒ Residential ☐ Non-Residential
Home Occupation (specify) _____

Related City Permit Number(s)

Other (specify) Garage apartment**SUBDIVISION REQUEST**

Proposed Subdivision Name _____

Related Rezoning File Number

Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel

Total Number of Lots Created _____

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

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

Fee 2

Fee 3

#450.00

AUTHORIZATION

Applicant Signature

Please Print

Date

Phone Number

Email

Property Owner Signature

Please Print

Date

865 321-0817

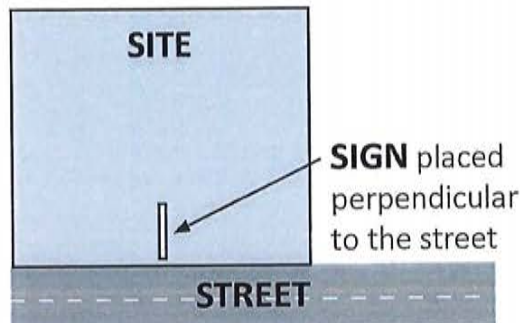
dhopman@gmail.com

3-15-2022

Dennis 3/15/22

sum 3/15/22

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:

April 27, 2022 and May 13, 2022
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Dennis Hopman

Date: 3/15/2022

File Number: 5-B-22-UR

☐ Sign posted by Staff

☒ Sign posted by Applicant