

# USE ON REVIEW REPORT

► **FILE #:** 2-A-25-UR

**AGENDA ITEM #:** 29

**AGENDA DATE:** 2/13/2025

► **APPLICANT:** JUDY STOKES  
OWNER(S): Judy Stokes DBRinvestors LLC

TAX ID NUMBER: 91 114 [View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 2573 BAILEY FARM Dr. ((FORMERLY 8501 BALL CAMP PIKE))

► **LOCATION:** North side of Bailey Farm Drive (formerly Ball Camp Pike), northwest of Ball Rd.

► **APPX. SIZE OF TRACT:** 0.52 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Bailey Farm Drive, a major collector with a pavement width which varies from 20 ft to 40 ft within a right of way which varies in width from 55 ft to 75 ft.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

FIRE DISTRICT: Karns Fire Department

WATERSHED: Beaver Creek

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

► **EXISTING LAND USE:** Single Family Residential

► **PROPOSED USE:** Garage apartment

DENSITY PROPOSED: 3.8 du/ac

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Railroad and Solway Byington Road rights-of-way - RA (Low Density Residential)

South: Multifamily residential - CA (General Business), PR (Planned Residential) up to 8 du/ac

East: Railroad right-of-way - RA (Low Density Residential)

West: Single family residential - RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: This area is characterized by residential land uses and railroad right-of-way. The residential uses are a mix of multi-family dwellings and single family dwellings on varying lot sizes.

## STAFF RECOMMENDATION:

► **Approve the request for a garage apartment with approximately 575 sqft of floor area, as shown in the development plan, subject to 2 conditions.**

1) Revising the site plan to accurately show the addition's overhang beyond the garage's existing block walls,

with review and approval by Planning and Knox County Codes Administration and Enforcement staff before building permits are issued.

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 criteria for approval of a use on review.

#### **COMMENTS:**

This proposal is for a garage apartment in the RA (Low Density Residential) zone, which is listed as a use permitted on review. A garage apartment is defined as a dwelling unit above a private garage. The apartment will be in a second-story addition to the existing garage.

#### **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 USE IS CONSISTENT WITH ADOPTED PLANS AND POLICIES, INCLUDING THE COMPREHENSIVE PLAN OF KNOX COUNTY.**

A. The property is designated as the CMU (Corridor Mixed-use) place type in the Comprehensive Plan. The CMU place type recommends multifamily and attached residential as a "secondary use." The RA (Low Density Residential) zone only allows houses, duplexes, and garage apartments. A garage apartment is an alternative residential dwelling type that is consistent with the intent of the CMU place type.

B. The proposed garage apartment is consistent with the Comprehensive Plan's Implementation Policy 6 to promote attainable housing that meets the needs of future and current residents.

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

A. The RA zone is intended to provide for residential areas with low population densities. The proposed garage apartment is permitted via the Use on Review process.

B. The minimum lot area is 12,000 sqft to allow consideration of a garage apartment. The property is approximately 22,000 sqft.

C. The allowable maximum height is 18 ft to the bottom of the ceiling joists of an accessory structure. The proposed structure is 18 ft to the bottom of the ceiling joists.

D. The minimum side setback requirement is 8 ft for an accessory structure greater than one story. The existing 1-story garage is already nonconforming to the 5-ft side setback for a 1-story accessory structure. The second-story addition must meet the 8-ft side setback or obtain a variance from the Knox County Board of Zoning Appeals. A revised site plan must be approved by Planning and Knox County Codes Administration and Enforcement staff before permits are issued to ensure the addition meets the zoning standards.

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

A. The houses in this area are predominantly 1-story, including the house on the subject lot. The 2-story accessory structure is on the opposite side of the property from the nearest neighboring house and is adjacent to a rail line.

B. As part of the Schaad Road construction, Ball Camp Pike has been realigned in front of the subject property, creating more space between the public road and the proposed garage apartment (see Exhibit B).

**4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC CONGESTION OR OTHER IMPACTS WHICH MAY DETRACT FROM THE IMMEDIATE ENVIRONMENT.**

A. The proposed garage apartment is considered a low-density residential use and is compatible with other low-density residential uses in the area.

**5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.**

A. The property has access to Bailey Farm Drive, a major collector street.

**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. The property is adjacent to a rail line, but the proximity to the rail is not substantially different than the house on the subject site. There are no other known uses in the area that could be a potential hazard or create an undesirable environment for the proposed residential use.

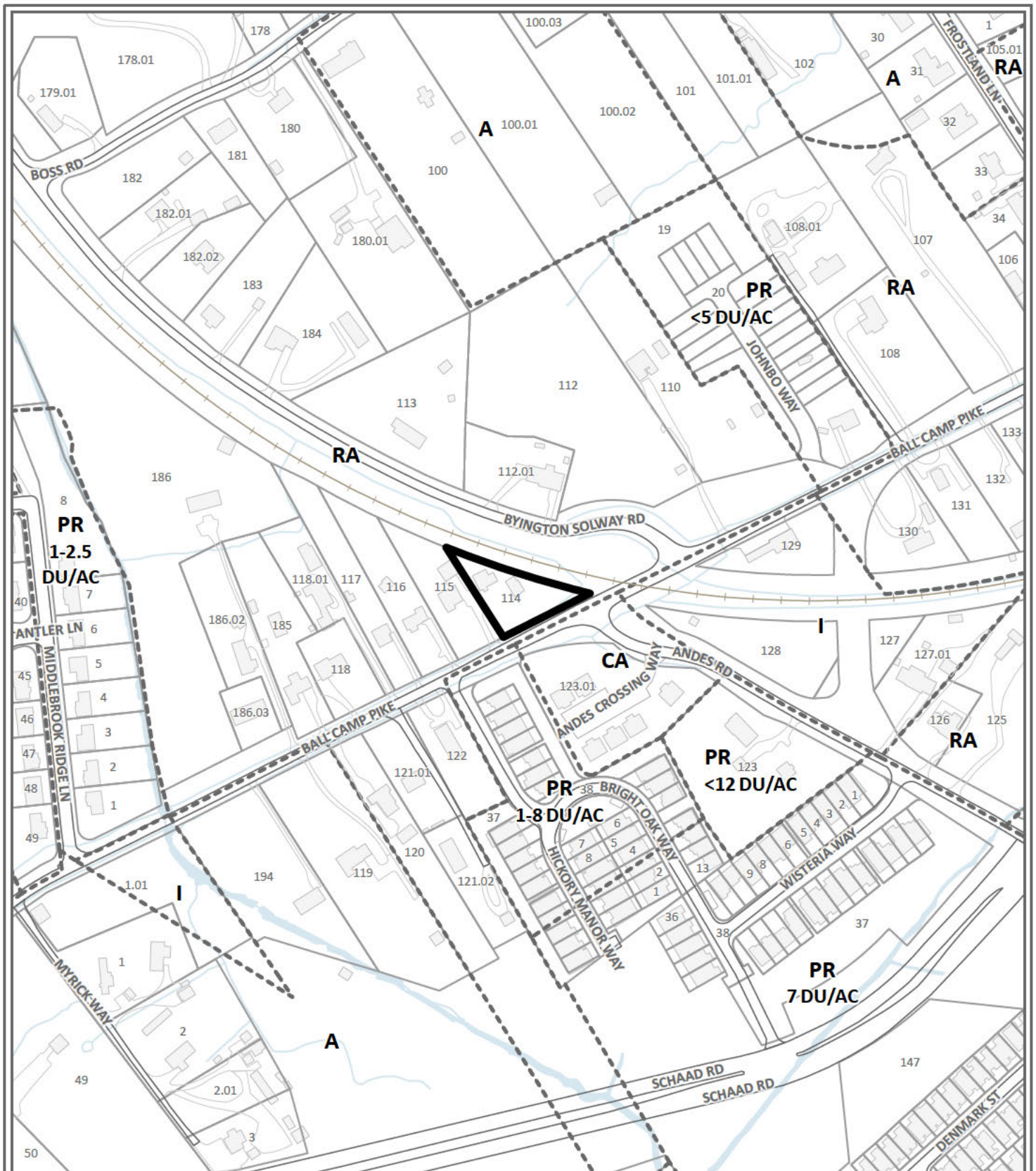
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: 0 (public school children, grades K-12)

Schools affected by this proposal: Ball Camp Elementary, Hardin Valley 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.



**USE ON REVIEW**

**2-A-25-UR**

**Petitioner:** Judy Stokes



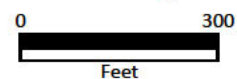
garage apartment in RA (Low Density Residential)

**Original Print Date:** 1/3/2025

Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

**Map No:** 91

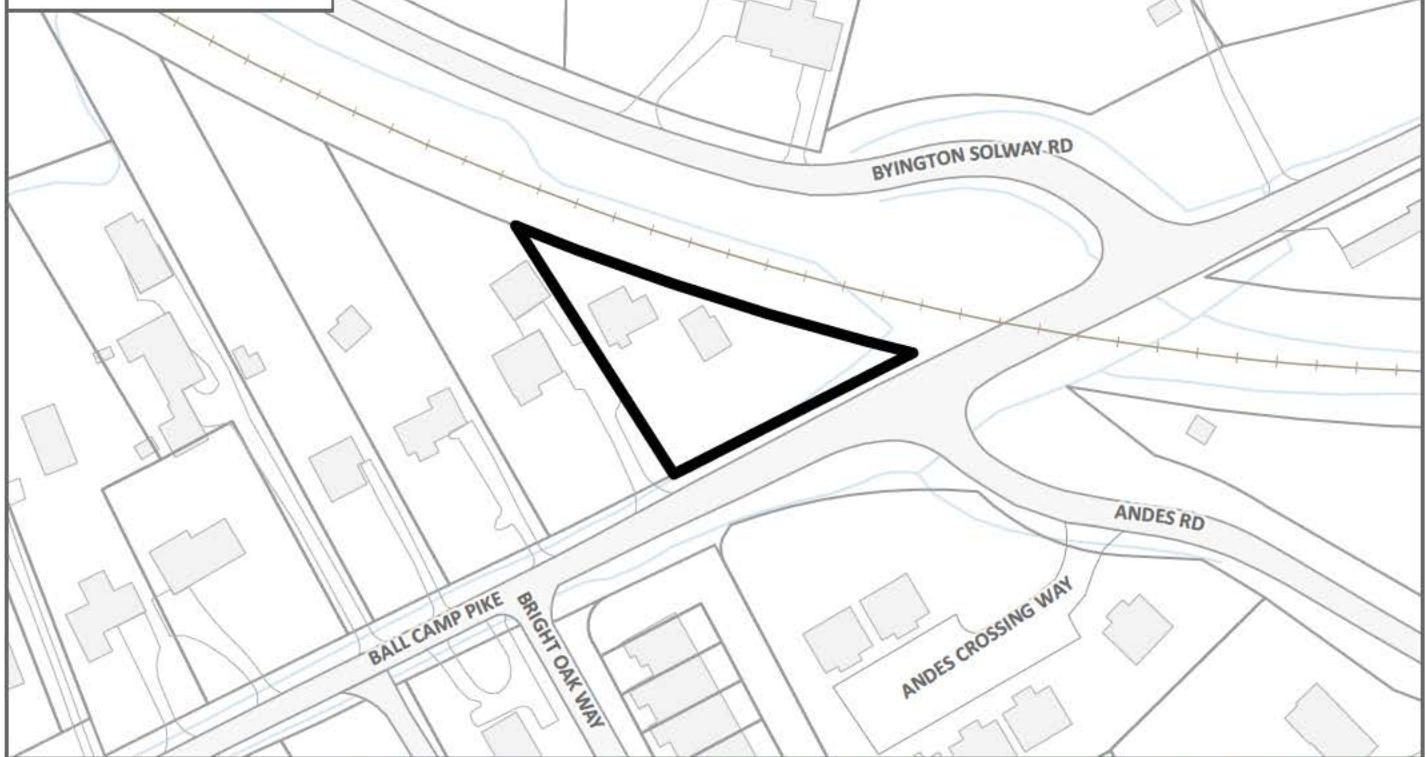
**Jurisdiction:** County





## Exhibit A. Contextual Images

Location Map



Aerial Map

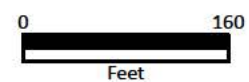


CONTEXTUAL MAPS 1

2-A-25-UR



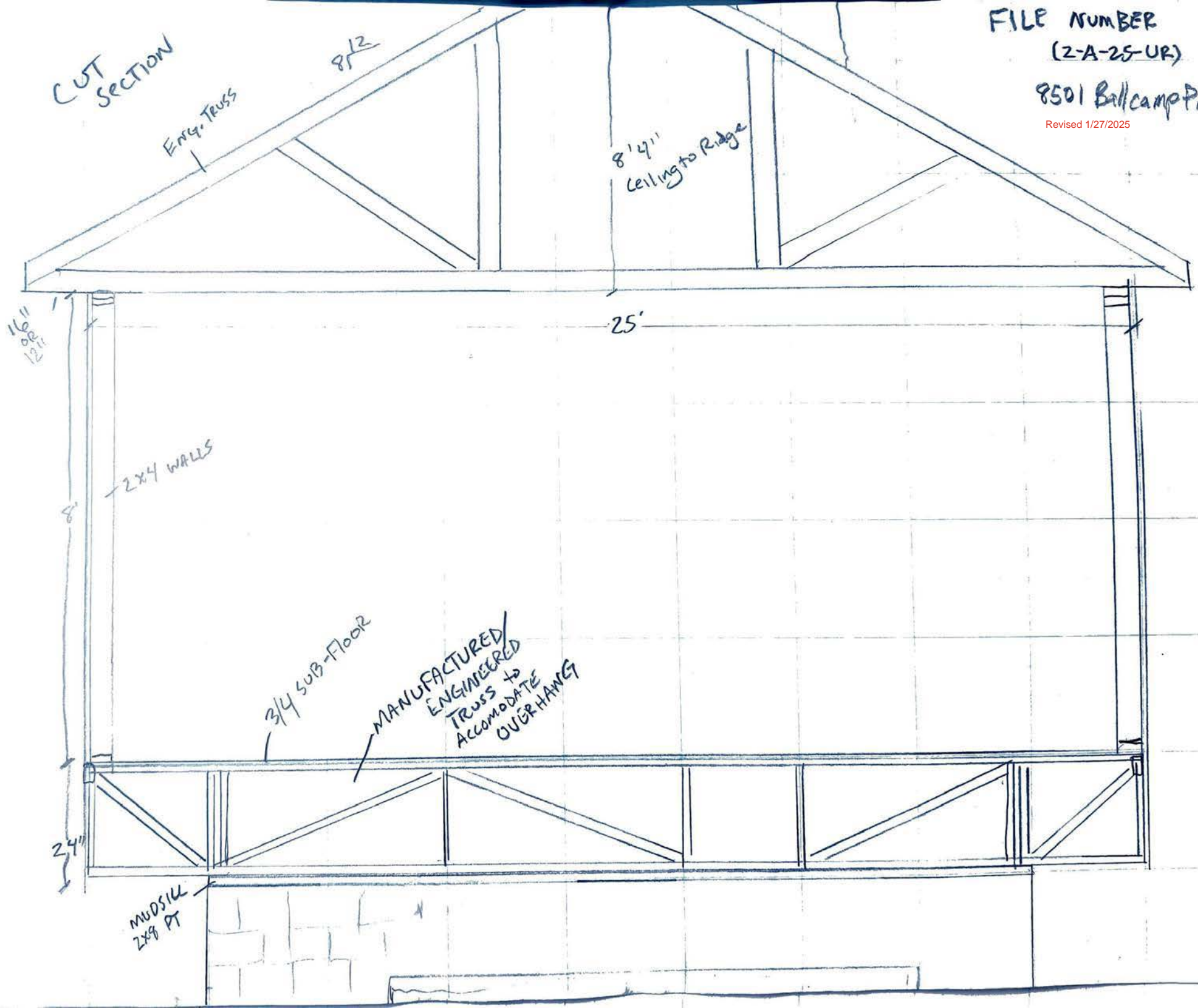
Case boundary



FILE NUMBER  
(2-A-25-UR)

8501 Ballcamp Pike

Revised 1/27/2025





FRONT VIEW

FILE NUMBER  
(2-A-25-UR)

8501 Ballcamp Pike

Revised 1/27/2025

Highest Ridge  
26'4"

8'4"

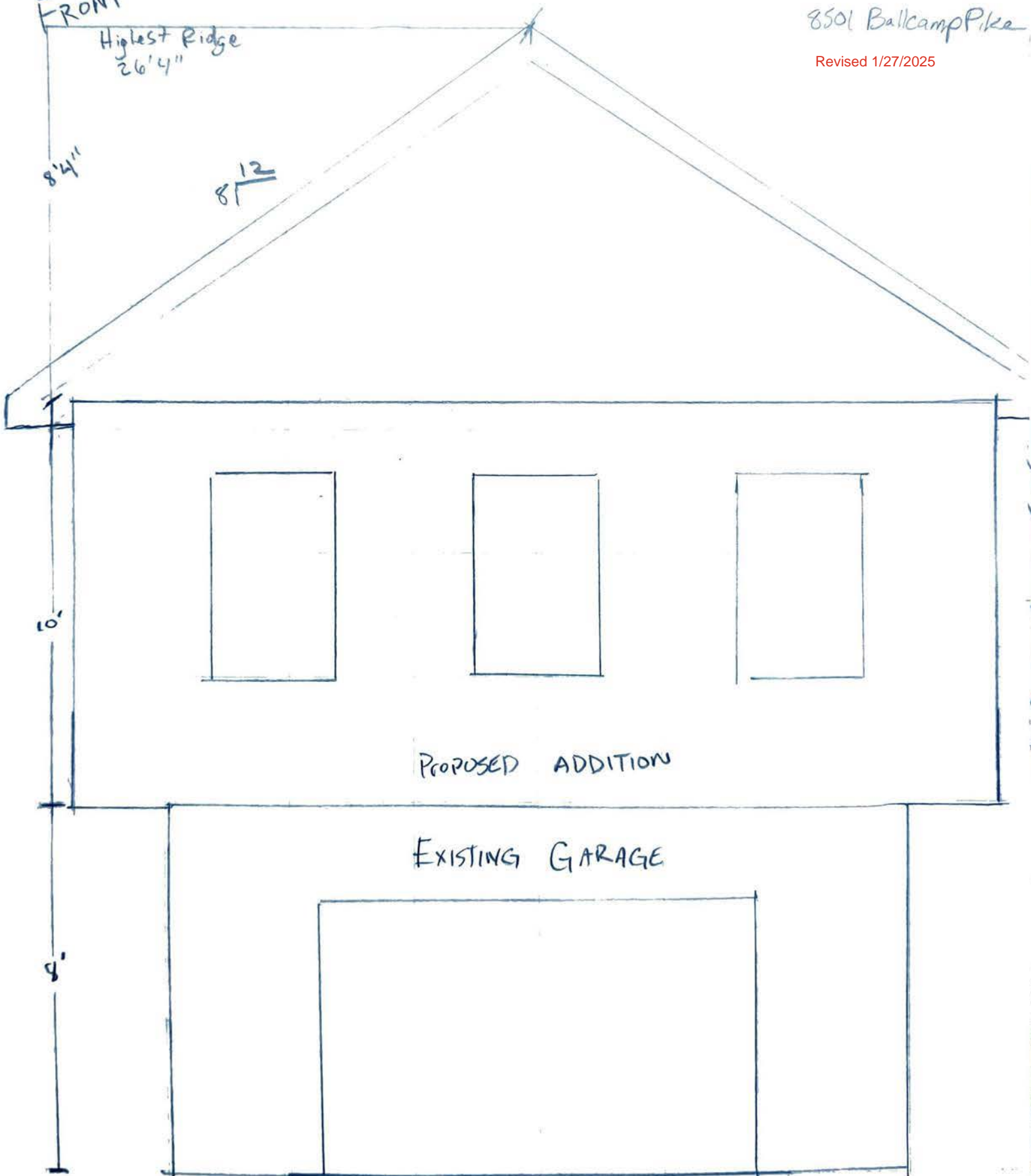
8/12

10'

PROPOSED ADDITION

EXISTING GARAGE

8'



Revised 1/27/2025

EXISTING foundation

11'6" x 8' Deck

BED 1

CLOSET

CLOSET

BED 2

+12" OVERHANG

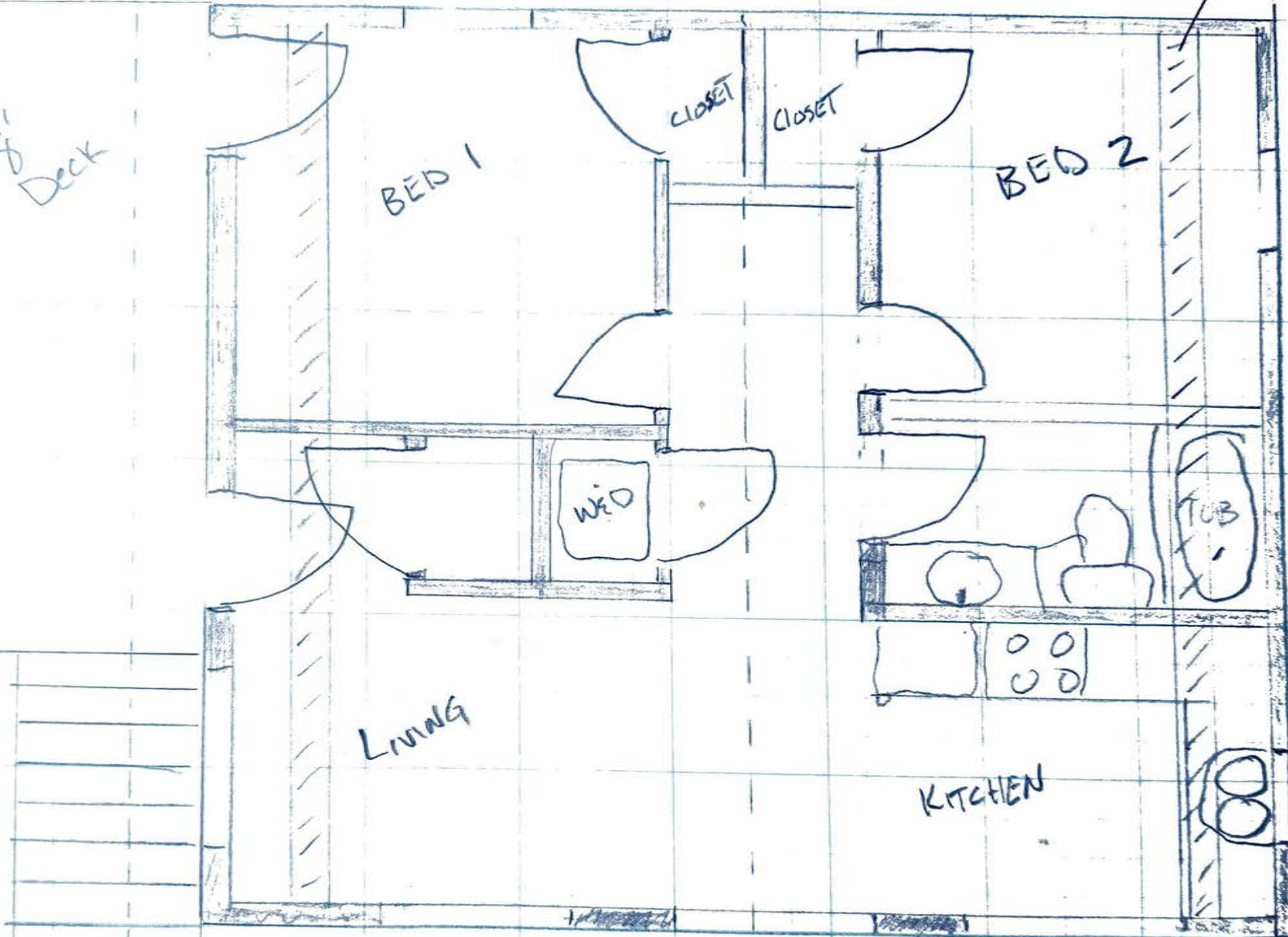
WED

TUB

LIVING

KITCHEN

8'





## EXHIBIT B: Ball Camp Pike realignment







# Development Request

## DEVELOPMENT

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

## SUBDIVISION

- ☐ Concept Plan  
☐ Final Plat

## ZONING

- ☐ Plan Amendme  
☐ SP ☐ P.  
☐ Rezoning

Judy Stokes

Applicant Name

Affiliation

12-20-24

Date Filed

Meeting Date (if applicable)

File Num

## 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

Judy Stokes

DBRinvestors LLC

Name

Company

3600 Mountain Vista Road

Knoxville

TN

37931

Address

City

State

ZIP

865-368-1095

Phone

Email

## CURRENT PROPERTY INFO

DBRinvestors LLC

3600 Mountain Vista Road

865-368-1095

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

Bailey Farm Drive

8501 Ball Camp Pike Knoxville, TN 37931

091-114

Property Address

Parcel ID

West Knox Utility District

West Knox Utility District

N

Sewer Provider

Water Provider

Septic

## COMMUNITY ENGAGEMENT

Sign and return the **Public Notice & Community Engagement** form with this application

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

Home Occupation (specify) \_\_\_\_\_

Garage Apartment.

Other (specify) \_\_\_\_\_

Related City Permit Number(s)

**SUBDIVISION REQUEST**

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**

Pending Plat File Number

☐ Zoning Change

Proposed Zoning

☐ 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☐ Amendment Request (*Comprehensive Plan*)**ADDITIONAL REQUIREMENTS**☐ Use on Review / Special Use (*Concept Plan*)☐ Traffic Impact Study☐ COA Checklist (*Hillside Protection*)

Fee 1

Total

Fee 2

Fee 3

**AUTHORIZATION**

By signing below, I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent. If there are additional owners or options holders, each additional individual must sign the Property Owners/Option Holders Form.

Applicant Signature

Print Name / Affiliation

Date

Phone Number

Email

Property Owner Signature

Please Print

Date Paid





# Public Notice and Community Engagement

## Sign Posting and Removal

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.

**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.

## Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s).

### Acknowledgement

*By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.*

1/31/2025

2/14/2025

Date to be Posted

Date to be Removed

Have you engaged the  
surrounding property owners  
to discuss your request?

☐ Yes ☒ No

☐ No, but I plan to prior to the  
Planning Commission meeting

*Judy Stokes*  
Applicant Signature

*Judy Stokes*  
Applicant Name

*12-23-24*  
Date  
2-A-25 UR

FILE NUMBER