

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 2-I-25-DP Related File Number:
Application Filed: 12/30/2024 Date of Revision:
Applicant: JOHN CHANDLER

PROPERTY INFORMATION

General Location: East side of Willow Spring Rd, north of E Emory Rd
Other Parcel Info.:
Tax ID Number: 38 G G 007 Jurisdiction: County
Size of Tract: 13478 square feet
Accessibility: Access is via Willow Spring Drive, a local street with a 26-ft pavement width within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential
Surrounding Land Use:
Proposed Use: Garage apartment Density: 2.63 du/ac
Planning Sector: North County Plan Designation: TN (Traditional Neighborhood), SP (Stream Protection)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is characterized by residential land uses composed of single family dwellings on a mix of suburban and rural lots.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 7531 WILLOW SPRING DR
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 4 du/ac
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Rezoned from A (Agricultural) to PR (Planned Residential) up to 4 du/ac in 1992 (8-M-92-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): Approve the development plan for a garage apartment with approximately 728 sqft of floor area, as depicted on the attached plans, subject to 1 condition.

Staff Recomm. (Full): 1) Meeting all other applicable requirements of the Knox County Zoning Ordinance.

With the condition noted, this plan meets the requirements for approval in the PR district and the criteria for approval of a development plan.

Comments: This proposal is for a 728 sqft garage apartment on the second floor of a new detached garage located in the rear yard at the end of the driveway. The two-story accessory structure will be clad in brick that matches the house.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE

PR (Planned Residential) 1-4 du/ac:

A. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Article 5, Section 5.13.15).

B. The PR zone does not list a garage apartment as a permitted use, but it does permit multiple dwelling units on one lot. While the garage apartment is considered a dwelling unit, the same as a house, the structure is being reviewed as an accessory structure. In the PR zone, accessory structures, when not controlled by the periphery boundary setback, shall be subject to the minimum accessory structure setbacks of the RA (Low Density Residential) zone district. For two-story accessory structures, the minimum side setback is 8 ft. The proposed side setback is 8 ft.

C. The garage apartment counts against the maximum number of units in this PR zone district, which is approximately 66.2 acres and entirely built out with 173 single-family house lots. The subdivisions have a combined density of 2.6 du/ac. If this garage apartment is approved, there is still the potential for 90 additional dwelling units.

This PR zone is approved for a maximum of 4 du/ac. Including the proposed garage apartment, the gross density is 2.63 du/ac.

2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. The proposed accessory structure will be clad in brick to match the house and will conform with the Declaration of Restrictions for the Saddlebrooke Subdivision, consistent with Implementation Policy 2, to ensure that development is sensitive to existing community character.

B. The request is also consistent with Policy 6, which encourages the promotion of attainable housing.

3) FUTURE LAND USE MAP

A. The development is located in the TN (Traditional Neighborhood) place type on the Future Land Use Map. Traditional Neighborhood areas feature a mix of housing ranging from single-family to townhomes and small multifamily buildings.

B. The TN place type allows consideration of up to 24 du/ac as an indirectly related zone. The two dwelling units on the 0.309-acre property have a 6.46 du/ac density. The gross density of the entire development is 2.63 du/ac.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads,

utilities, schools, drainage and other public facilities and services. The proposed development meets the relevant standards of the Growth Policy Plan.

Action: Approved with Conditions **Meeting Date:** 2/13/2025

Details of Action:

Summary of Action: Approve the development plan for a garage apartment with approximately 728 sqft of floor area, as depicted on the attached plans, subject to 1 condition.

Date of Approval: 2/13/2025 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville-Knox County Planning Commission

Date of Legislative Action: **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**