

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

File Number: 1-A-15-UR
Application Filed: 11/17/2014
Applicant: JOE PETRE

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: South side of Crystal View Wy., south of Crystal Lake Dr.
Other Parcel Info.:
Tax ID Number: 134 B B 01227 **Jurisdiction:** City
Size of Tract: 1.67 acres
Accessibility: Access is via Crystal View Wy., a private joint permanent easement with a pavement width of 24' within a 30' wide right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Detached dwelling
Surrounding Land Use:
Proposed Use: Accessory building (1,200 sq. ft.) **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** AG/RR (Rural Residential)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is located in Beech Grove Springs Subdivision and it is surrounded by detached dwellings that have been developed on estate sized lots

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

Street: 6818 Crystal View Way
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Low Density Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: None noted

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.:

MPC ACTION AND DISPOSITION

Planner In Charge:

Dan Kelly

Staff Recomm. (Abbr.):

APPROVE the request for the proposed 1,200 sq. ft. accessory building as requested subject to 1 condition

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance

Comments:

The Knoxville Zoning Ordinance states that an accessory structure that contains up to 1,100 square feet is a permitted use in the R-1 (Low Density Residential) on lots that are greater than one acre in size. Structures greater than 1,100 square feet and less than 1,500 square feet may be permitted by MPC through the use on review process.

The applicant is proposing to construct a 1,200 square foot accessory building that will contain a two-car garage with a 30 x 12 covered porch and a partial second story. It is proposed to be located at the end of the existing driveway at the rear of the house. The building materials and colors of the building will match the existing dwelling. In an effort to match the roof pitch of the accessory building to the house, the height of the accessory structure exceeded the 15 foot maximum height permitted for such building. The applicant has applied for and received a height variance from the Knoxville Board of Zoning Appeals that will allow the building to be constructed to a height of 18 feet.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

- 1. The proposed accessory structure will have minimal impact on the surrounding properties because it is located to the rear of the existing dwelling
- 2. All utilities are in place and no additional traffic will be generated by this request

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

- 1. With the recommended conditions, the proposed accessory building meets the standards for development within a R-1 (Low Density Residential) Zone and all other requirements of the Zoning Ordinance.
- 2. The proposed development is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw significant traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The West City Sector Plan designates this property for low density residential use. The One Year Plan identifies the property for low density residential use. The addition of the accessory structure will be compatible with both plans..

Action:

Approved

Meeting Date: 1/8/2015

Details of Action:

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance

Summary of Action:

APPROVE the request for the proposed 1,200 sq. ft. accessory building as requested subject to 1 condition

Date of Approval:

1/8/2015

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

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: