

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 1-A-19-UR **Related File Number:**
Application Filed: 11/20/2018 **Date of Revision:**
Applicant: TONY WILSON

PROPERTY INFORMATION

General Location: East side of Luwana Rd, north of Valley View Dr
Other Parcel Info.:
Tax ID Number: 59 O B 022 **Jurisdiction:** City
Size of Tract: 1.6 acres
Accessibility: Access is via Luwana Rd., a local street with a pavement width of 16' within a 20' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family residential
Surrounding Land Use:
Proposed Use: 294 sqft addition to existing accessory structure (total 1,494 sqft) **Density:**
Sector Plan: East City **Sector Plan Designation:** MDR (Medium Density Residential)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area consists of attached and detached dwellings developed in the RP-1 and R-1 zone districts.

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

Street: 3914 Luwana Rd
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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Mike Reynolds

Staff Recomm. (Abbr.):

APPROVE a 294 square foot addition to the existing 1,200 square foot detached garage in the R-1 zone, subject to one condition.

Staff Recomm. (Full):

1) Meeting all applicable requirements of the Knoxville Zoning Ordinance for accessory structures in the R-1 zone district.

With the conditions noted, this plan meets the requirements for approval in the R-1 Zone and the other criteria for approval of a use on review.

Comments:

This proposal is to construct a 294 sqft addition to the rear of an existing garage that is 1,200 sqft. The zoning ordinance limits the size of accessory structures in the R-1 zone to a maximum footprint of 1,100 sqft without use-on-review approval and 1,500 square feet with use-on-review approval; however, no more than the footprint of the primary structure. The house has a footprint of 1,661 sqft and the total footprint of the detached garage will be 1,494 sqft. The maximum building coverage for both the primary structure and accessory structures can be no more than 30 percent of the lot and the garage and house will be well under this at approximately 5 percent lot coverage.

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

1. The addition to the existing detached garage will be no taller or closer to the side lot lines than the existing garage and should not adversely impact adjacent properties. The existing garage is setback approximately 48' from the side lot line with the closest adjacent house.

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

- 1. The proposal meets all requirements of the R-1 zoning as well as the general criteria for approval of a use on review.
- 2. The proposed detached garage and addition as shown on the site plan is consistent with the following general standards for uses permitted on review: The proposal 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 additional traffic through residential areas. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

- 1. The East City Sector Plan and One Year Plan propose medium density residential use for this site.
- 2. The site is located within the city limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action:

Approved

Meeting Date: 1/10/2019

Details of Action:

Summary of Action:

APPROVE a 294 square foot addition to the existing 1,200 square foot detached garage in the R-1 zone, subject to one condition.

Date of Approval:

1/10/2019

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: