

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

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File Number: 10-A-12-UR

Related File Number:

Application Filed: 8/13/2012

Date of Revision:

Applicant: JASON COOPER

PROPERTY INFORMATION

General Location: East side of Lavesta Rd., north of Longwood Dr.

Other Parcel Info.:

Tax ID Number: 59 A B 023

Jurisdiction: City

Size of Tract: 20400 square feet

Accessibility: Access is via Lavesta Rd., a local street with a pavement width of 19' within a 50' wide right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Detached dwelling

Surrounding Land Use:

Proposed Use: Accessory structure that exceeds 900 sq. ft but less than 1100 sq. ft. Density: (1092 sq. ft.)

Sector Plan: North City Sector Plan Designation: LDR (Low density residential)

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: The site is located in the interior of an existing low density residential area that is made up of detached dwellings on lots that are approximately one-half acre in size

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

Street: 5326 Lavesta 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.:

MPC ACTION AND DISPOSITION

Planner In Charge:

Dan Kelly

Staff Recomm. (Abbr.):

APPROVE the request for a 1092 square foot accessory building as shown on the site plan subject to 7 conditions

Staff Recomm. (Full):

1. Maintaining all existing vegetation along the rear (eastern) and right side (southern) boundaries of the subject property
2. No business or other commercial operation of any kind being conducted within the building
3. Any outdoor lighting mounted on the building is to be directed downward and away from any neighboring property
4. The exterior building materials are to be a combination of brick and siding and are to be applied in proportions similar to the house
5. Using roof shingles on the accessory structure that match those on the house
6. Meeting all applicable requirements of the Knoxville Zoning Ordinance
7. Meeting all applicable requirements of the Knoxville Engineering Dept.

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

Comments:

The applicant is requesting approval of a plan that will allow him to construct a 1092 square foot accessory building in his rear yard. Given the fact that the lot area is over 20,000 square feet he is entitled to build an accessory building of up to 900 square feet in size as a permitted use. In the R-1 zoning district on a lot that is greater than 15,000 square feet but less than one acre in size, an accessory building up to 1100 square feet may be permitted through the use on review process.

The applicant has told staff that he owns four cars and does not have enough room in his current attached garage to store and maintain all of his vehicles. Additionally, the applicant will be storing other personal items in the proposed building. The applicant is a mechanic by trade. He has a business license and operates a repair facility, on a part time basis, at another location. When questioned by staff, Mr. Cooper has specifically stated that the proposed accessory building will not be used for commercial purposes.

The building is proposed to be constructed in the southeast corner of the lot. At the present time there are a number of trees along the rear and side yard lot lines that will lessen the impact of the proposed building. Additionally, the applicant will be using brick, siding and roof materials that will closely match those used on the existing dwelling. The construction of the proposed accessory building should have minimal impact on the surrounding property.

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

1. The proposed accessory structure will not place any additional demand on local roads or infrastructure.
2. The proposed accessory structure will not have a negative impact on the surrounding area.

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

1. The proposed accessory buildings consistent with all relevant requirements of the R-1 zoning, as well as other criteria for approval of a use on review.
2. The accessory building is consistent with the 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 will not significantly injure the value of adjacent property. The use will not draw a substantial amount of

additional traffic through a residential area.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The North City Sector Plan proposes low density residential uses for the site.

Action: Approved **Meeting Date:** 10/11/2012

Details of Action:

Summary of Action: APPROVE the request for a 1092 square foot accessory building as shown on the site plan subject to 7 conditions

Date of Approval: 10/11/2012 **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:**