

# 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-D-12-UR

**Related File Number:**

**Application Filed:** 8/27/2012

**Date of Revision:**

**Applicant:** CAROL PHILLIPS

## PROPERTY INFORMATION

**General Location:** 1013 Bridgeston Place:  
North side of Bridgestone Place, northeast of Nubbin Ridge Dr.

**Other Parcel Info.:**

**Tax ID Number:** 133 D M 007

**Jurisdiction:** City

**Size of Tract:** 43671 square feet

**Accessibility:** Access is via Bridgestone Place, a local street with a 26' pavement width within a 50' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence

**Surrounding Land Use:**

**Proposed Use:** 1500 square foot garage (accessory building)

**Density:**

**Sector Plan:** West City **Sector Plan Designation:** LDR

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

**Neighborhood Context:** The site is located in a detached residential subdivision that has developed under the R-1 (Low Density Residential) zoning.

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

**Street:** 1013 Bridgestone Pl

**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:

Tom Brechko

Staff Recomm. (Abbr.):

APPROVE the request for a 1500 square foot accessory building as shown on the site plan subject to 6 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. Any outdoor lighting mounted on the building is to be directed downward and away from any neighboring property
3. The exterior building materials are to be a combination of stone and siding that are similar to those used on the residence and shall be used on all sides of the building.
4. Using roof shingles on the accessory structure that match those on the residence.
5. Installation of the proposed Leyland Cypress trees along the northern property line as identified on the site plan prior to the issuance of an occupancy permit for the accessory building.
6. Meeting all applicable requirements of the Knoxville Engineering Department.

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 1500 square foot garage (accessory building) in the rear yard. With a lot area over one acre (43,669 square feet / 1.003 acres), the applicant is entitled to build an accessory building of up to 1100 square feet (maximum building coverage) as a permitted use, and up to 1500 square feet as a use-on-review.

The accessory building is proposed to be constructed in the northwest corner of the lot. The building will have a 27.3' side yard setback (5' minimum) and a 39.2' rear yard setback (25' minimum due to a drainage easement - 5' minimum in the R-1 District). The proposed building location is in part restricted due to a sanitary sewer easement that crosses the property and the applicant's desire to retain the mature trees on the property. The applicant is proposing to add Leyland Cypress trees along the north side of the property to help screen the accessory building from the adjoining property.

The R-1 zoning district has a maximum lot coverage requirement for the principal and accessory buildings of 30% of the lot area (13,100 square foot total for this lot). With the addition of the 1,500 square foot accessory structure, the total building coverage on the lot will be 6,394 square feet or 14.64% lot coverage. This is less than half of the allowable coverage. The applicant has provided an analysis of building coverage of other lots within the subdivision for comparison (copy attached).

Under the accessory uses, buildings and structures section of the Zoning Ordinance there are specific criteria for consideration of accessory structures exceeding 1,100 square feet in a residential zone. This section states that the accessory building should be compatible to the principal building with respect to scale, proportions of facades, massing height, exterior materials, roof shapes and details and ornamentation.

The applicant has submitted building elevations to identify the proposed look of the accessory building and show that it is compatible with the existing residence on the lot. The applicant will be using stone, siding and roof materials that will closely match those used on the existing residence. The elevations are from plans the applicant had for a carriage house they wanted to build on the lot. When they discovered that they could not build the carriage house within the R-1 zoning district, the plans were down sized to the accessory building that is before the Planning Commission for use as a garage, workshop and storage. This is not a request for a carriage house/additional residence. A simplified building elevation is also attached to demonstrate that the proposed building will comply with the height limitation of 15 feet. The applicant has gone over the height restriction with the Knoxville Inspections Division to make sure the proposed structure will comply.

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

1. The proposed accessory building will not place any additional demand on local roads or infrastructure.
2. The proposed accessory building will have minimal impact on the surrounding area since it is compatible in design with the existing residence on the lot and is consistent in scale and intensity as other development in the area.

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

1. The proposed accessory building is consistent with all relevant requirements of the R-1 zoning, as well as other criteria for approval of a use on review and accessory buildings over 1,100 square feet.
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 West City Sector Plan and One Year Plan designate this property for low density residential use which is consistent with the proposed accessory building and use.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**Action:** Approved **Meeting Date:** 11/8/2012

- Details of Action:**
1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
  2. Any outdoor lighting mounted on the building is to be directed downward and away from any neighboring property
  3. The exterior building materials are to be a combination of stone and siding that are similar to those used on the residence and shall be used on all sides of the building.
  4. Using roof shingles on the accessory structure that match those on the residence.
  5. Installation of the proposed Leyland Cypress trees along the northern property line as identified on the site plan prior to the issuance of an occupancy permit for the accessory building.
  6. Meeting all applicable requirements of the Knoxville Engineering Department.

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

**Summary of Action:** APPROVE the request for a 1500 square foot accessory building as shown on the site plan subject to 6 conditions

**Date of Approval:** 11/8/2012 **Date of Denial:** **Postponements:** 10/11/12

**Date of Withdrawal:** **Withdrawn prior to publication?:**  **Action Appealed?:** 11/26/2012

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knoxville City Council

**Date of Legislative Action:** 12/20/2012

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

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:** Approved (One Reading Only)

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

Approved Appeal. Use on Review Denied

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**