

# CASE SUMMARY

**APPLICATION TYPE: USE ON REVIEW**



**File Number:** 11-C-19-UR                      **Related File Number:**  
**Application Filed:** 9/27/2019              **Date of Revision:**  
**Applicant:** WILLIAM F. ANDREWS

## **PROPERTY INFORMATION**

**General Location:** North side of Oakhurst Dr., north of Woodside St.  
**Other Parcel Info.:**  
**Tax ID Number:** 107 M E 030                      **Jurisdiction:** City  
**Size of Tract:** 18000 square feet  
**Accessibility:** Access is via Oakhurst Dr., a local street with 25' of pavement width within a 50' right-of-way.

## **GENERAL LAND USE INFORMATION**

**Existing Land Use:** SFR (Single Family Residential)  
**Surrounding Land Use:**  
**Proposed Use:** Increase footprint of existing detached garage from 929 sqft to 983 sqft              **Density:**  
**Sector Plan:** West City                      **Sector Plan Designation:** LDR (Low Density Residential)  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** The property is located within the Sequoyah Hills neighborhood, in an area developed with single family houses.

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

**Street:** 3819 Oakhurst Dr.  
**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 the request to increase the footprint of the existing garage to approximately 983 square feet, subject to 1 condition.

Staff Recomm. (Full):

1) Meeting all applicable requirements of the Knoxville Zoning Ordinance for accessory structures in the R-1 zone district unless otherwise approved by the Board of Zoning Appeals.

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:

The applicant is proposing to expand the footprint of the existing detached garage from 929 square feet to 983 square feet to accommodate a new enclosed stair to provide access to the second story addition for an art studio. The maximum footprint of an accessory structure for a lot of this size is 900 sqft, or 1,100 sqft with use on review approval. The 54 sqft addition will be located on the south elevation of the garage, which is toward the primary structure. The height of the garage with the addition will be greater than the maximum 15 feet allowed by the R-1 zone, however, on September 19, 2019, the Board of Zoning Appeals approved a variance to allow the proposed height of 17'-8".

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

1. The addition to the garage footprint will be toward the interior of the lot and not toward adjacent property lines.

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE CITY OF 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 maximum lot coverage is 30 percent for the principal residential and accessory buildings and the proposed lot coverage will be approximately 16 percent.
- 2. The proposed garage 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 PLANS**

- 1. The West City Sector Plan proposes low 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: 11/14/2019

Details of Action:

Summary of Action:

APPROVE the request to increase the footprint of the existing garage to approximately 983 square feet, subject to 1 condition.

Date of Approval:

11/14/2019

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:**