CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 2-F-16-UR Related File Number:

Application Filed: 12/28/2015 Date of Revision:

Applicant: MATTHEW YOUNG



Suite 403 \bullet City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 \bullet 2 1 5 \bullet 2 5 0 0 F A X \bullet 2 1 5 \bullet 2 0 6 8 w w w \bullet k n o x m p c \bullet o r g

PROPERTY INFORMATION

General Location: West side of North Hills Blvd., South of Fountain Park Blvd.

Other Parcel Info.:

Tax ID Number: 70 O A 038 Jurisdiction: City

Size of Tract: 0.4 acres

Access ibility: Access is via North Hills Blvd., a minor collector street with a landscaped median within a 50' wide right-

of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Dwelling

Surrounding Land Use:

Proposed Use: Demolition and rebuild of a garage in same location. New garage will Density:

be 37.5' x 24'.

Sector Plan: East City Sector Plan Designation: LDR (Low Density Residential)

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

Neighborhood Context: This property is in the North Hills neighborhood and within the North Hills National Register Historic

District.

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

Street: 1715 North Hills Blvd

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

PLAN INFORMATION (where applicable)

Current Plan Category:

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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: Mike Reynolds

Staff Recomm. (Abbr.): APPROVE a new detached garage with 900 square foot footprint 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: The applicant is proposing to demolish an existing garage and construct a new garage approximately

on the same footprint. The parcel is made of two lots and the new garage and existing house will be on the same lot. The house is a contributing structure within the North Hill National Register Historic District, however, the one-story wood framed garage (c. 1970) is listed as non-contributing. Before a demolition permit can be issued, the Historic Preservation Planner will review the request to further

determine if the garage has historic significance.

The new garage will be no closer to the side lot lines as the existing garage and will remain outside of the required setbacks. The new garage will be closer to the rear lot line, however, the garage is well outside of the rear setback. The existing garage has a footprint of approximately 675 square feet and the new garage will have a footprint of 900 square feet. The zoning ordinance limits the size of accessory structures in the R-1 zone to a maximum footprint of 900 square feet. The maximum building coverage for both the primary structure and accessory structures can be no more than 30 percent of the lot and the proposed garage and existing house will have a lot coverage 26 percent.

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

1. The new garage will be taller than the existing garage but does conform to the setback requirements, maximum height and footprint standards for accessory structures in the R-1 zone district.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY 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 house 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 and unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

- 1. The East 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: 2/11/2016

Details of Action:1) Meeting all applicable requirements of the Knoxville Zoning Ordinance for accessory structures in

the R-1 zone district.

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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.

Summary of Action: APPROVE a new detached garage with 900 square foot footprint in the R-1 zone, subject to one

condition.

Date of Approval: 2/11/2016 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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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