

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: 5-B-10-UR **Related File Number:**
Application Filed: 3/18/2010 **Date of Revision:**
Applicant: DARRELL W. WHEAT

PROPERTY INFORMATION

General Location: East side of Wood Duck Ln., north of Deer Run Dr.
Other Parcel Info.:
Tax ID Number: 80 O F 026 **Jurisdiction:** City
Size of Tract: 16400 square feet
Accessibility: Access is via Wood Duck Ln., a local street with a pavement width of 26' within a 50' wide right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Detached dwelling
Surrounding Land Use:
Proposed Use: 1040 sq. ft. accessory building **Density:**
Sector Plan: Northwest 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 Deer Creek Subdivision. The zoning of all of the surrounding property is R-1 residential.

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

Street:
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 an additional accessory structure containing up to 1040 square feet as shown on the development plan subject to 2 requirements

Staff Recomm. (Full): 1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. Meeting all applicable requirements of the City of Knoxville Engineering Dept. and obtaining all required building permits

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

Comments: The applicant is proposing to construct a detached 1040 square foot garage on his lot . At present the lot contains a 2028 square foot dwelling, a swimming pool that is 706 square feet in size and a work shop that contains 168 square feet. The land area of the lot is 16,440 square feet. The Knoxville Zoning Ordinance states that on lots that contain more that 15,000 square feet the maximum area of accessory structures cannot exceed the building area of the primary structure. In this case the area of all of the accessory structures equals approximately 95 percent of the area of the primary dwelling on this site.

The building that is proposed will be in keeping with the scale of the house and the surrounding dwellings. The proposed height, exterior building materials and roof shape are compatible with the current dwelling and the other dwellings found in the area. Many of the surrounding dwellings in this subdivision have accessory structures including garages.

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

- 1. Public water and sewer utilities are in place to serve the site.
- 2. The proposal is more dense compared to the scale and intensity of adjacent development and zoning patterns, however, the impact on adjacent properties will be minimal due to the fact that this development will help to provide a transition between the residential and industrial uses surrounding this site.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

- 1. The proposed condominium development is consistent with all relevant requirements of the RP-1 zoning district, as well as all other criteria for approval of a use on review.
- 2. The proposed development is consistent with the general standards for uses permitted on review: The proposed development 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.
- 3. The proposed RP-1 zoning for the property would allow a density up to 8 du/ac. At a proposed density of 7.06 du/ac, the development is consistent with the allowed zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Northwest City Sector Plan proposes medium density residential uses for the site, which is consistent with the proposed density of 7.06 du/ac.
- 2. The City of Knoxville One Year Plan proposes mixed uses and low and medium density residential uses.

Action: Approved

Meeting Date: 5/13/2010

Details of Action:

Summary of Action: APPROVE the request for an additional accessory structure containing up to 1040 square feet as shown on the development plan subject to 2 requirements

Date of Approval: 5/13/2010

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: