

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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www.knoxmpc.org

File Number: 8-A-16-UR **Related File Number:**
Application Filed: 6/10/2016 **Date of Revision:**
Applicant: TRUMAN JACQUES III

PROPERTY INFORMATION

General Location: Southeast side of Ridgedale Rd., southwest of Mandalay Rd.
Other Parcel Info.:
Tax ID Number: 79 K B 029 & 030 **Jurisdiction:** City
Size of Tract: 0.71 acres
Accessibility: Access is via Ridgedale Rd., a local street with a pavement width of 26' within a 50' wide right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant lot
Surrounding Land Use:
Proposed Use: 1,300 square foot 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 a vacant lot in Black Oak Hills Subdivision. The applicant has a home on the adjoining lot. The site is surrounded by other dwellings in the same subdivision.

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

Street: 4824 Ridgedale 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.): WITHDRAW as requested by the applicant

Staff Recomm. (Full):

Comments: The applicant had requested approval of a use on review for an accessory building that was larger than may be permitted by the Zoning Ordinance. Regulations regarding accessory buildings are based on the size of the lot and the square footage of the primary structure on the site. In this case, the applicant wished to construct a 1300 square foot garage on the lot. The building would have been smaller than the primary structure but it exceeded the size that could be permitted due to the lot size. As a matter of fact it exceed the size that could be permitted through the use on review process. The applicant attempted to get a variance from the Board of Zoning Appeals (BZA) that would have allowed MPC to consider this use on review request. The BZA the applicant's request for a variance. Since the variance was denied is now beyond MPC's authority to consider this request. The applicant has requested this matter be withdrawn.

Action: Denied (Withdrawn)

Meeting Date: 8/11/2016

Details of Action:

Summary of Action: WITHDRAW as requested by the applicant

Date of Approval:

Date of Denial:

Postponements:

Date of Withdrawal: 8/11/2016

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: