

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 8-C-19-UR
Application Filed: 6/24/2019
Applicant: CURT ANDERSON

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Northwest side of Starmont Trail, south of Yosemite Trail
Other Parcel Info.:
Tax ID Number: 107 G A 010 & 011 **Jurisdiction:** City
Size of Tract: 35769 square feet
Accessibility: Access is via Starmont Trail, a local street with 26' of pavement width within 50' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: SFR (Single Family Residential)
Surrounding Land Use:
Proposed Use: 1,083 sqft accessory structure **Density:**
Sector Plan: Northwest City **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This property is located in the Timber Crest subdivision that is developed primarily with single family houses in the R-1 zone.

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

Street: 1705 Starmont Trl.
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:

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 development plan for a new detached garage that is approximately 1083 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.

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 construct a new one-story detached garage in the rear yard of the property. The property is made up of two parcels, with the smaller triangular parcel being formerly part of lot 13 (1704 Cliftgate Rd). Combined, the two parcels are approximately 35,000 square feet. The larger parcel where the existing house and proposed detached garage are located is approximately 28,000 sqft. For lots between 15,000 sqft and 1 acre, the maximum size of an accessory structure is 900 sqft by-right and 1,100 sqft with use on review approval. The R-1 zone also has a maximum lot coverage of 30 percent for all structures. For this review, only the larger of the two parcels is being considered because the parcels have not yet been combined.

The property is large enough to allow consideration of the proposed garage since it is less than 1,100 sqft. The lot coverage will be approximately 15 percent with the addition of the new garage. The garage will have a 7.8' setback from the north side lot line. The minimum side setback is 5'. A portion of the garage will be constructed on the existing foundation of a garage that was started but never finished. The maximum height of an accessory structure is 15' and the proposed garage is approximately 15'. The actual height will need to be verified during permit review.

The two parcels may need to be combined with a plat before permits are issued but this determination will be made by the City of Knoxville Department of Plans Review and Inspections during permit review.

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

1. The detached garage conforms 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 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 proposed garage 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 Northwest 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: 8/8/2019

Details of Action:

Summary of Action: APPROVE the development plan for a new detached garage that is approximately 1083 square feet, subject to 1 condition.

Date of Approval: 8/8/2019

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: