

▶ **FILE #:** 5-B-10-UR

**AGENDA ITEM #** 53

**AGENDA DATE:** 5/13/2010

▶ **APPLICANT:** **DARRELL W. WHEAT**

OWNER(S): DARRELL W. WHEAT

TAX ID NUMBER: 80 O F 026

JURISDICTION: City Council District 3

▶ **LOCATION:** **East side of Wood Duck Ln., north of Deer Run Dr.**

▶ **APPX. SIZE OF TRACT:** **16400 square feet**

SECTOR PLAN: Northwest City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Wood Duck Ln., a local street with a pavement width of 26' within a 50' wide right-of-way

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

▶ **ZONING:** **R-1 (Low Density Residential)**

▶ **EXISTING LAND USE:** **Detached dwelling**

▶ **PROPOSED USE:** **1040 sq. ft. accessory building**

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Detached dwellings / R-1 residential

South: Detached dwellings / R-1 residential

East: Detached dwellings / R-1 residential

West: Detached dwellings / R-1 residential

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.

**STAFF RECOMMENDATION:**

▶ **APPROVE the request for an additional accessory structure containing up to 1040 square feet as shown on the development plan subject to 2 requirements**

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

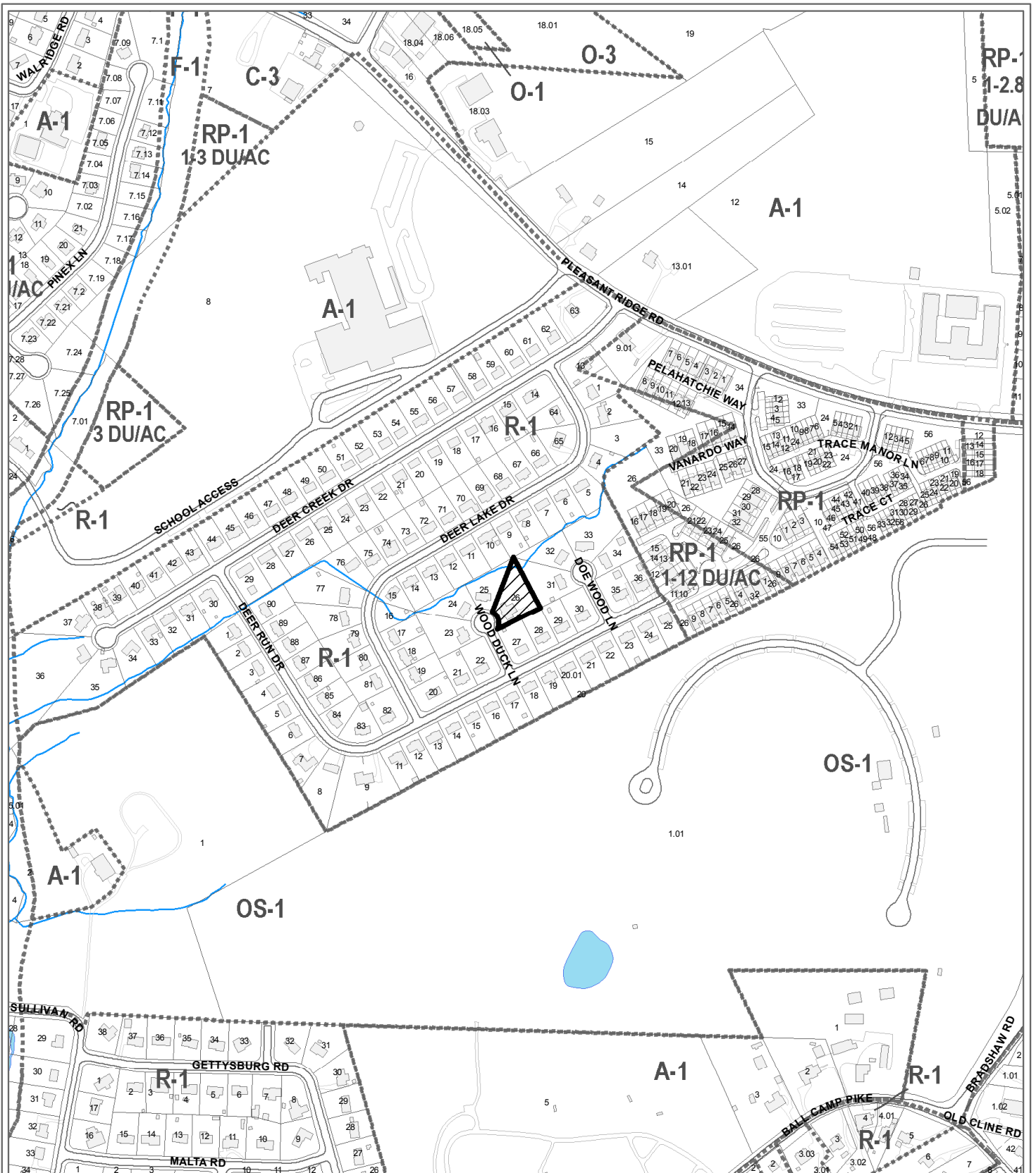
1. The Northwest City Sector Plan proposes medium density residential uses for the site, which is consistent with the proposed density of 7.06 du/ac.
2. The City of Knoxville One Year Plan proposes mixed uses and low and medium density residential uses.

#### ESTIMATED TRAFFIC IMPACT 0 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**5-B-10-UR  
USE ON REVIEW**



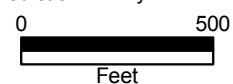
1040 sq. ft. accessory building in R-1 (Low Density Residential)

Original Print Date: 4/15/2010  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Petitioner: Wheat, Darrell W.

Map No: 80  
 Jurisdiction: City



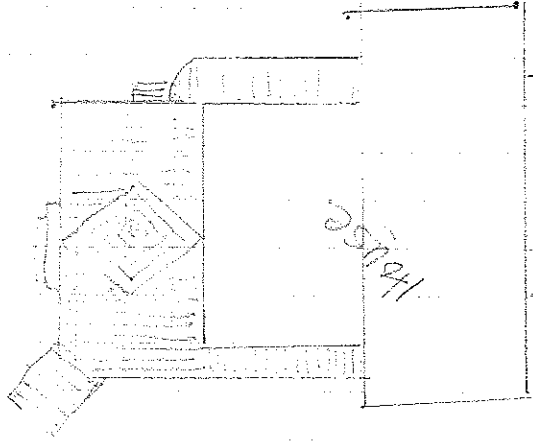
215.44

180

5

6

Garage

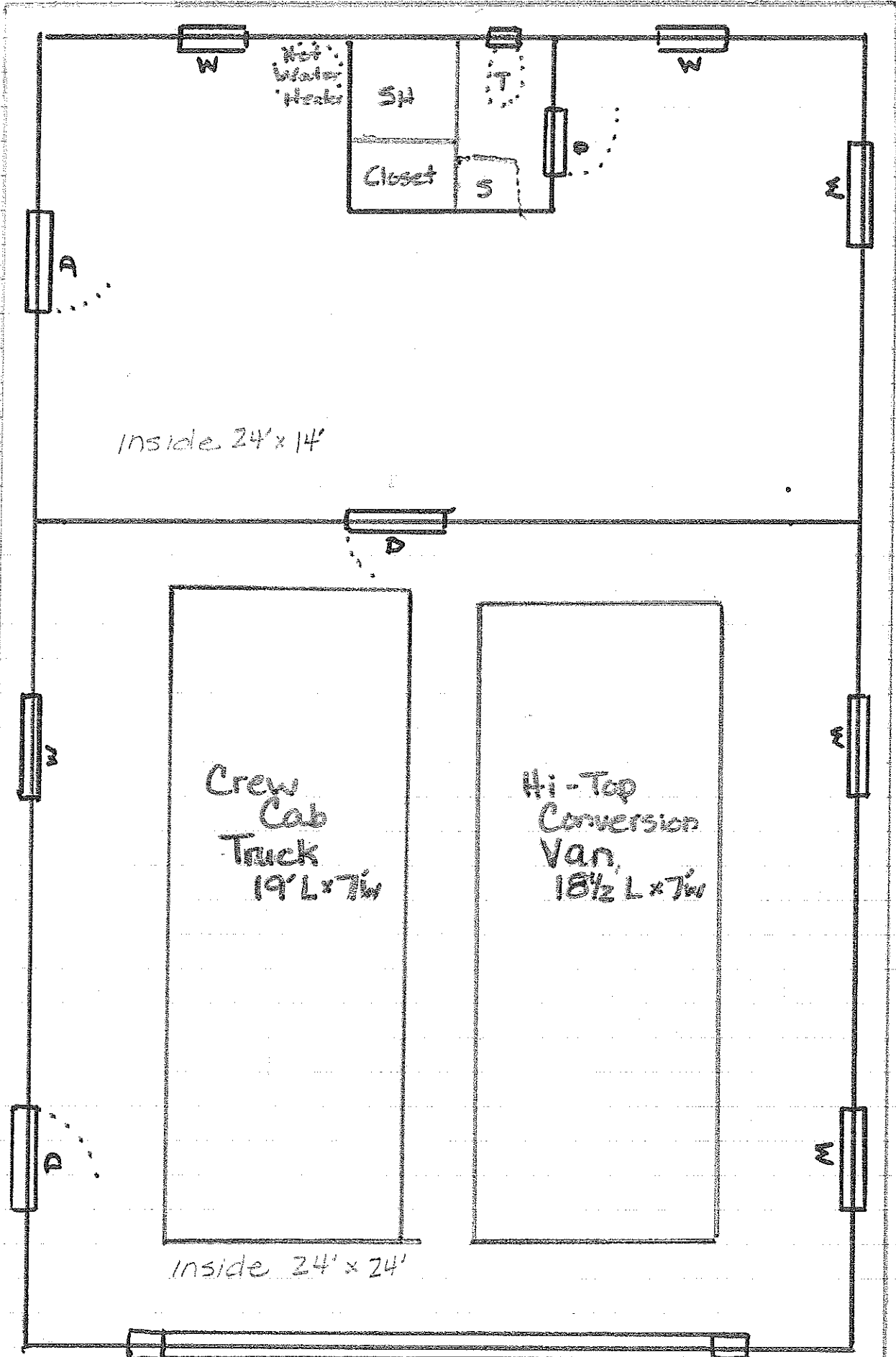


Play Ground

70.71\*  
75.49C

1" = 25'

6'↑



5'↑

INSIDE 24 x 38  
912 inside total

inside 24' x 14'

Crew Cab Truck  
19' L x 7w

Hi-Top Conversion Van  
18 1/2 L x 7w

inside 24' x 24'