

▶ **FILE #:** 10-A-12-UR

AGENDA ITEM #: 29

AGENDA DATE: 10/11/2012

▶ **APPLICANT:** JASON COOPER

OWNER(S): Jason Cooper

TAX ID NUMBER: 59 A B 023

JURISDICTION: City Council District 4

▶ **LOCATION:** East side of Lavesta Rd., north of Longwood Dr.

▶ **APPX. SIZE OF TRACT:** 20400 square feet

SECTOR PLAN: North City

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

ACCESSIBILITY: Access is via Lavesta Rd., a local street with a pavement width of 19' within a 50' wide right-of-way

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Whites Creek

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

▶ **EXISTING LAND USE:** Detached dwelling

▶ **PROPOSED USE:** Accessory structure that exceeds 900 sq. ft but less than 1100 sq. ft. (1092 sq. ft.)

HISTORY OF ZONING: None noted

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

South: Detached dwelling / R-1 residential

East: Detached dwelling / R-1 residential

West: Detached dwelling / R-1 residential

NEIGHBORHOOD CONTEXT: The site is located in the interior of an existing low density residential area that is made up of detached dwellings on lots that are approximately one-half acre in size

STAFF RECOMMENDATION:

▶ **APPROVE the request for a 1092 square foot accessory building as shown on the site plan subject to 7 conditions**

1. Maintaining all existing vegetation along the rear (eastern) and right side (southern) boundaries of the subject property
2. No business or other commercial operation of any kind being conducted within the building
3. Any outdoor lighting mounted on the building is to be directed downward and away from any neighboring property
4. The exterior building materials are to be a combination of brick and siding and are to be applied in proportions similar to the house

5. Using roof shingles on the accessory structure that match those on the house
6. Meeting all applicable requirements of the Knoxville Zoning Ordinance
7. Meeting all applicable requirements of the Knoxville Engineering Dept.

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

COMMENTS:

The applicant is requesting approval of a plan that will allow him to construct a 1092 square foot accessory building in his rear yard. Given the fact that the lot area is over 20,000 square feet he is entitled to build an accessory building of up to 900 square feet in size as a permitted use. In the R-1 zoning district on a lot that is greater than 15,000 square feet but less than one acre in size, an accessory building up to 1100 square feet may be permitted through the use on review process.

The applicant has told staff that he owns four cars and does not have enough room in his current attached garage to store and maintain all of his vehicles. Additionally, the applicant will be storing other personal items in the proposed building. The applicant is a mechanic by trade. He has a business license and operates a repair facility, on a part time basis, at another location. When questioned by staff, Mr. Cooper has specifically stated that the proposed accessory building will not be used for commercial purposes.

The building is proposed to be constructed in the southeast corner of the lot. At the present time there are a number of trees along the rear and side yard lot lines that will lessen the impact of the proposed building. Additionally, the applicant will be using brick, siding and roof materials that will closely match those used on the existing dwelling. The construction of the proposed accessory building should have minimal impact on the surrounding property.

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

1. The proposed accessory structure will not place any additional demand on local roads or infrastructure.
2. The proposed accessory structure will not have a negative impact on the surrounding area.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposed accessory buildings consistent with all relevant requirements of the R-1 zoning, as well as other criteria for approval of a use on review.
2. The accessory building is consistent with the 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 will not significantly injure the value of adjacent property. The use will not draw a substantial amount of additional traffic through a residential area.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The North City Sector Plan proposes low density residential uses for the site.

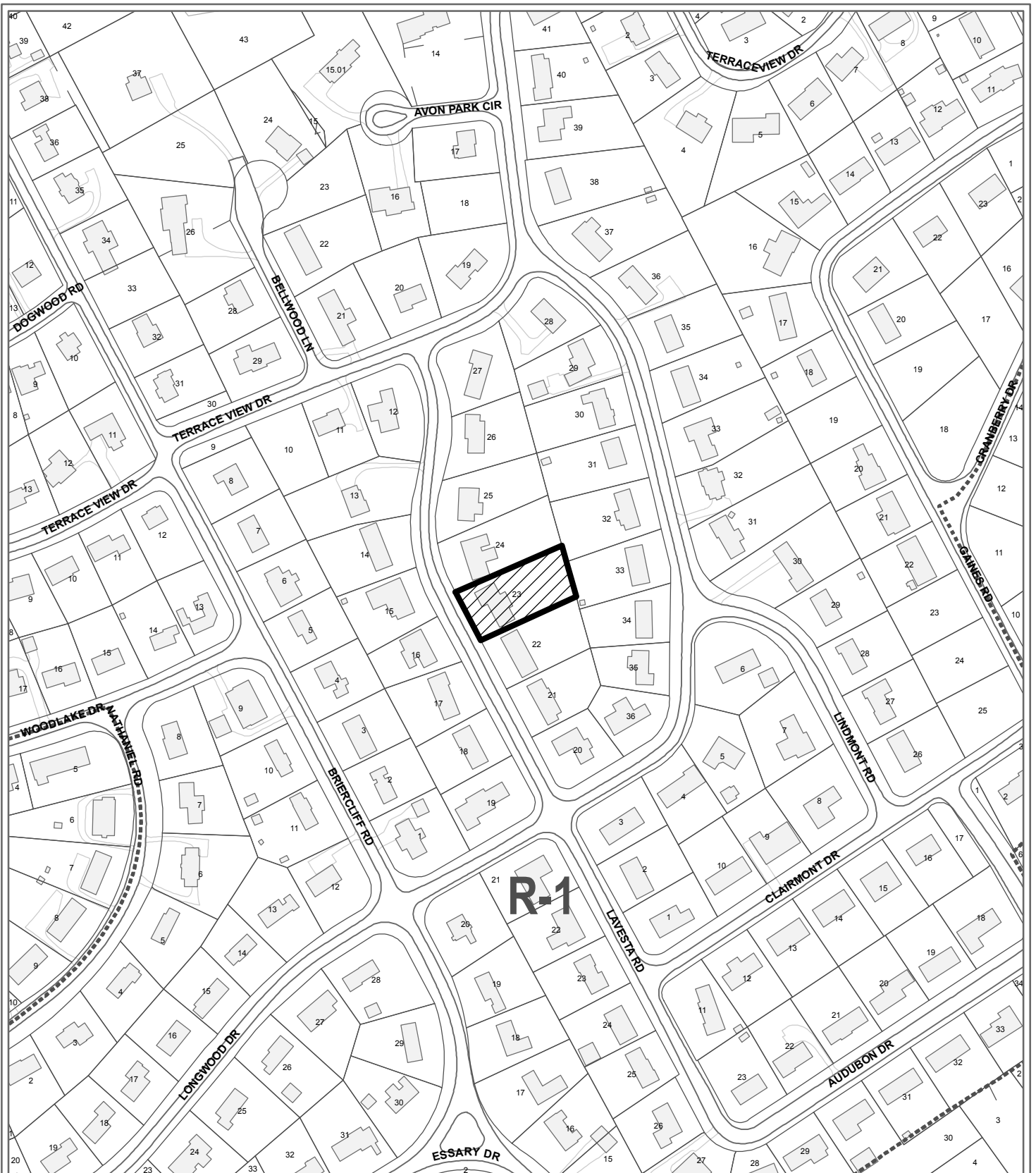
ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Shannondale Elementary, Gresham Middle, and Central High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

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.



**10-A-12-UR
USE ON REVIEW**



Accessory structure that exceeds 900 sq. ft. in R-1 (Low Density Residential)

Original Print Date: 9/26/2012
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

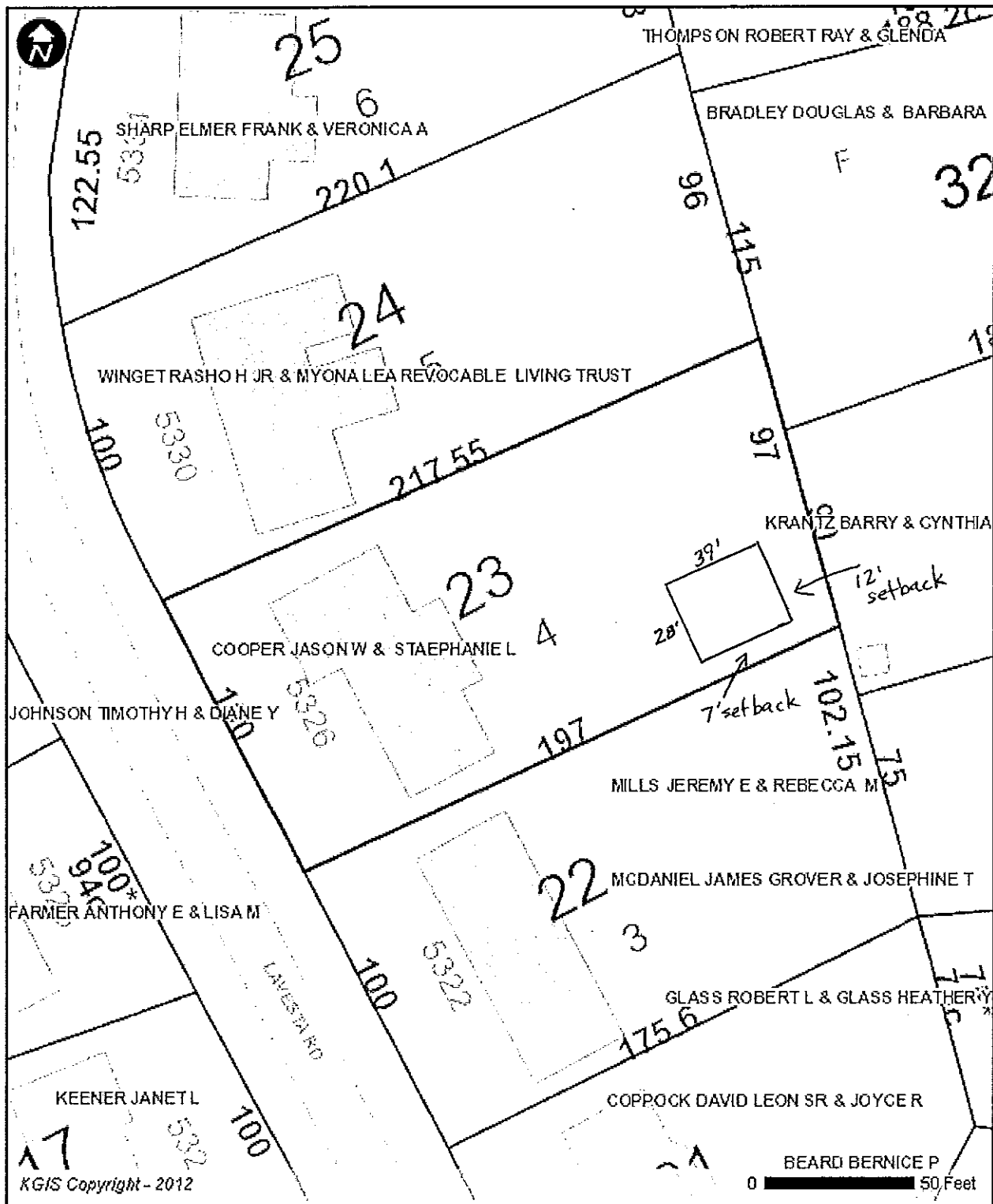
Revised:

Petitioner: Cooper, Jason

Map No: 59

Jurisdiction: City





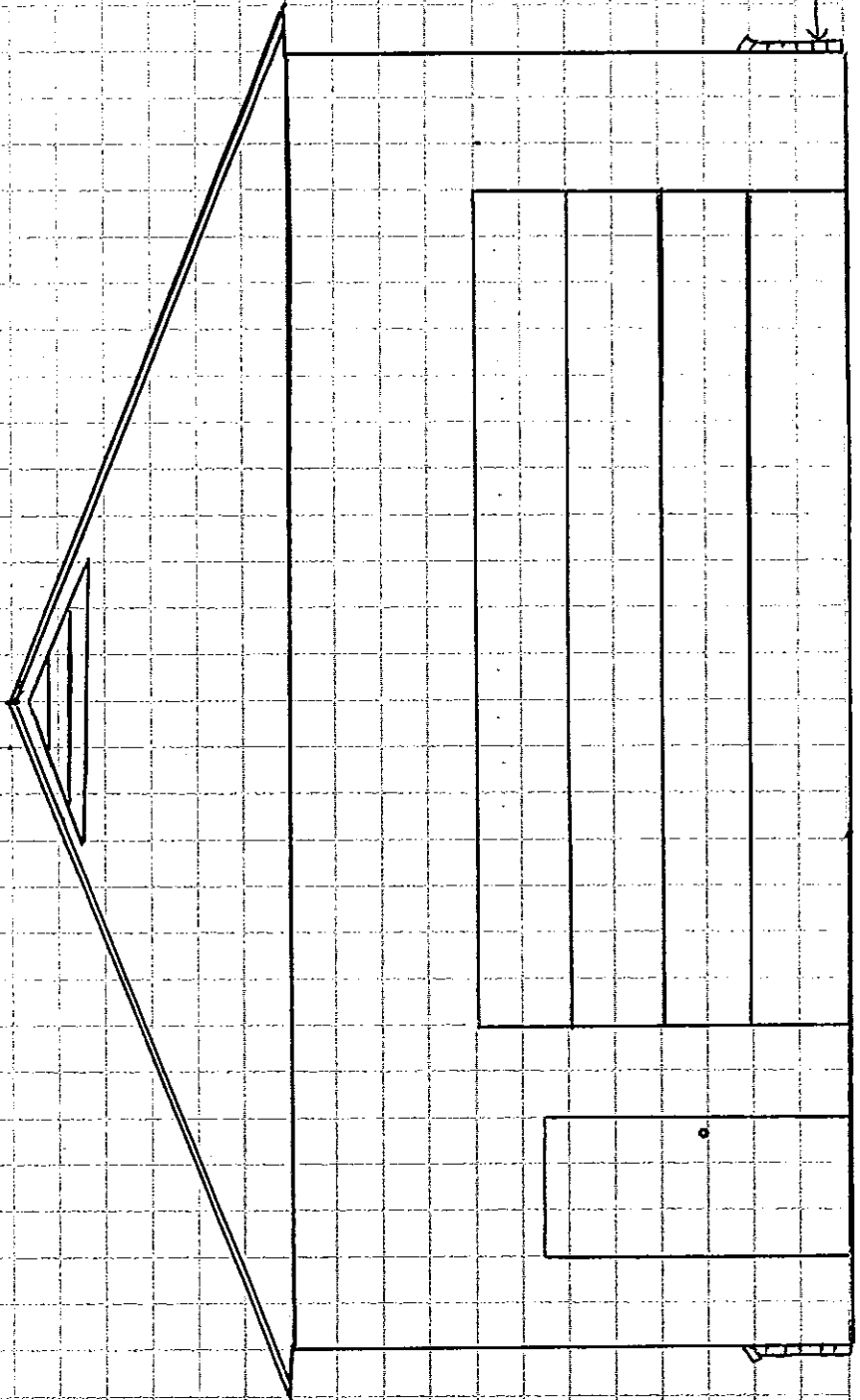
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use on review for accessory structure

4th floor MPC

FRONT ELEVATION



Average roof height 15'

set back 7'

*Property Boundary

28' wide 39' deep 1092 ft²