

▶ **FILE #:** 1-A-15-UR

AGENDA ITEM #: 28

AGENDA DATE: 1/8/2015

▶ **APPLICANT:** JOE PETRE

OWNER(S): Joe Petre

TAX ID NUMBER: 134 B B 01227

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 6818 Crystal View Way

▶ **LOCATION:** South side of Crystal View Wy., south of Crystal Lake Dr.

▶ **APPX. SIZE OF TRACT:** 1.67 acres

SECTOR PLAN: Southwest County

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

ACCESSIBILITY: Access is via Crystal View Wy., a private joint permanent easement with a pavement width of 24' within a 30' wide right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Fourth Creek

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

▶ **EXISTING LAND USE:** Detached dwelling

▶ **PROPOSED USE:** Accessory building (1,200 sq. ft.)

HISTORY OF ZONING: None noted

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

South: Detached dwelling / R-1 & RB residential

East: Detached dwelling / R-1 residential

West: Detached dwelling / R-1 residential

NEIGHBORHOOD CONTEXT: This site is located in Beech Grove Springs Subdivision and it is surrounded by detached dwellings that have been developed on estate sized lots

STAFF RECOMMENDATION:

▶ **APPROVE** the request for the proposed 1,200 sq. ft. accessory building as requested subject to 1 condition

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance

COMMENTS:

The Knoxville Zoning Ordinance states that an accessory structure that contains up to 1,100 square feet is a permitted use in the R-1 (Low Density Residential) on lots that are greater than one acre in size. Structures greater than 1,100 square feet and less than 1,500 square feet may be permitted by MPC through the use on review process.

The applicant is proposing to construct a 1,200 square foot accessory building that will contain a two-car garage with a 30 x 12 covered porch and a partial second story. It is proposed to be located at the end of the existing driveway at the rear of the house. The building materials and colors of the building will match the existing dwelling. In an effort to match the roof pitch of the accessory building to the house, the height of the accessory structure exceeded the 15 foot maximum height permitted for such building. The applicant has applied for and received a height variance from the Knoxville Board of Zoning Appeals that will allow the building to be constructed to a height of 18 feet.

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

1. The proposed accessory structure will have minimal impact on the surrounding properties because it is located to the rear of the existing dwelling
2. All utilities are in place and no additional traffic will be generated by this request

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

1. With the recommended conditions, the proposed accessory building meets the standards for development within a R-1 (Low Density Residential) Zone and all other requirements of the Zoning Ordinance.
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 significant traffic through residential areas.

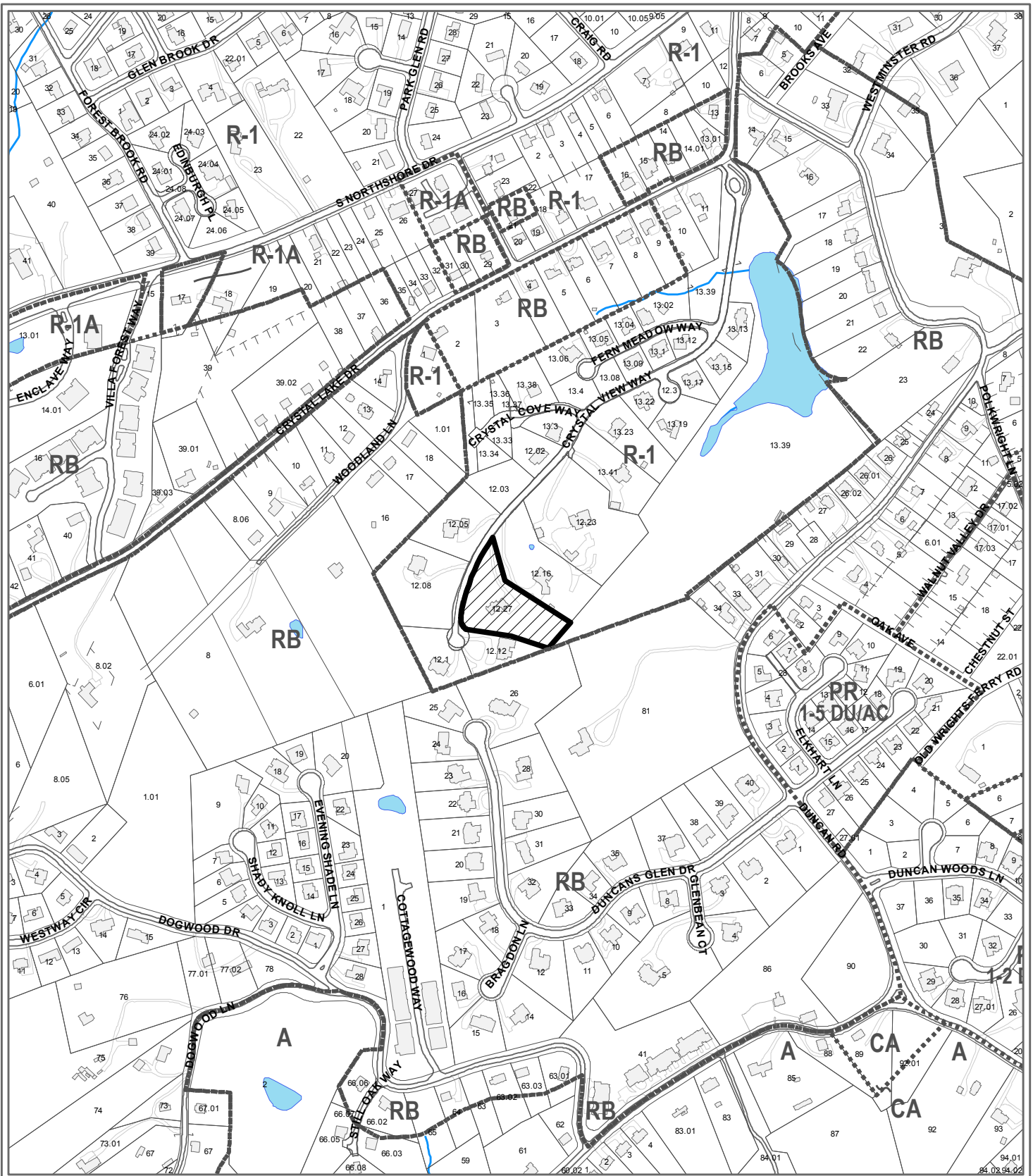
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The West City Sector Plan designates this property for low density residential use. The One Year Plan identifies the property for low density residential use. The addition of the accessory structure will be compatible with both plans..

ESTIMATED TRAFFIC IMPACT: Not required.

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.



**1-A-15-UR
USE ON REVIEW**

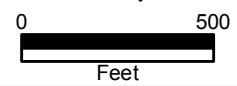


Accessory building in R-1 (Low Density Residential)

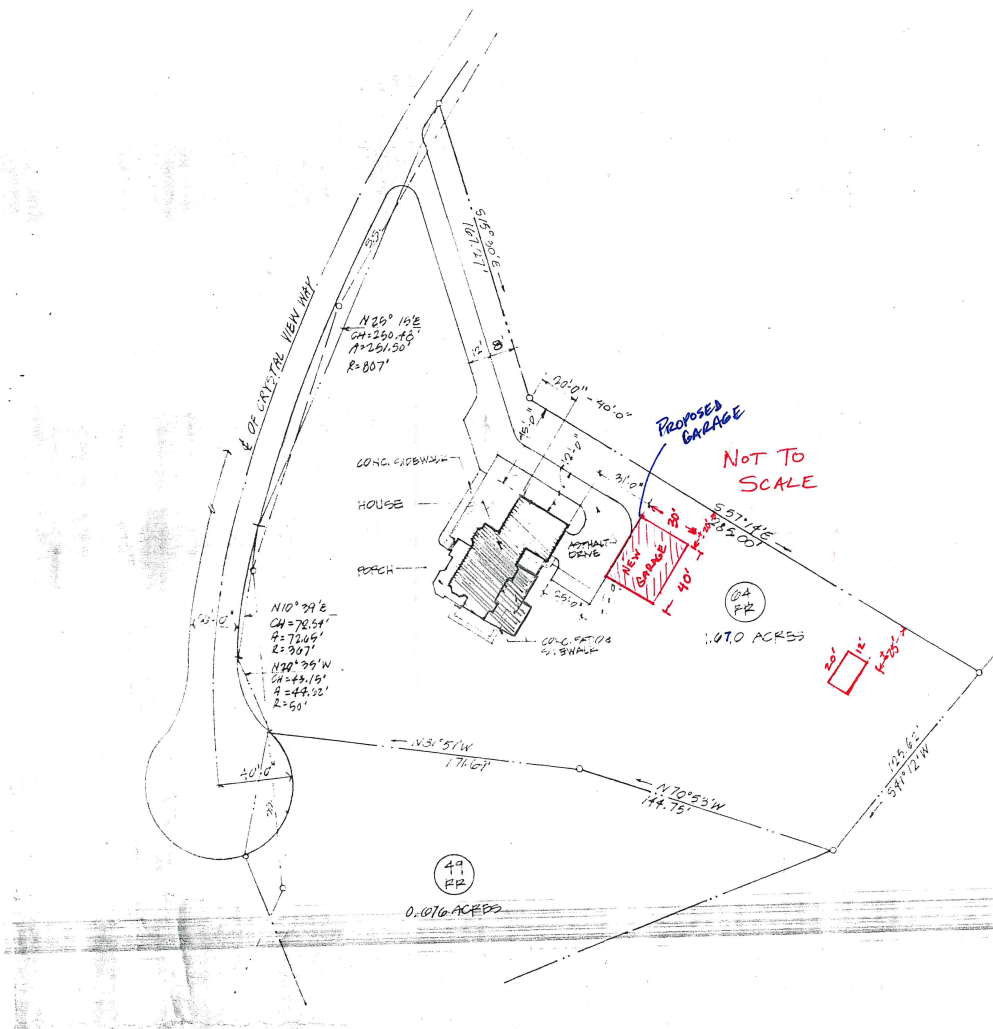
Petitioner: Petre, Joe

Map No: 134

Jurisdiction: City



Original Print Date: 12/22/2014 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

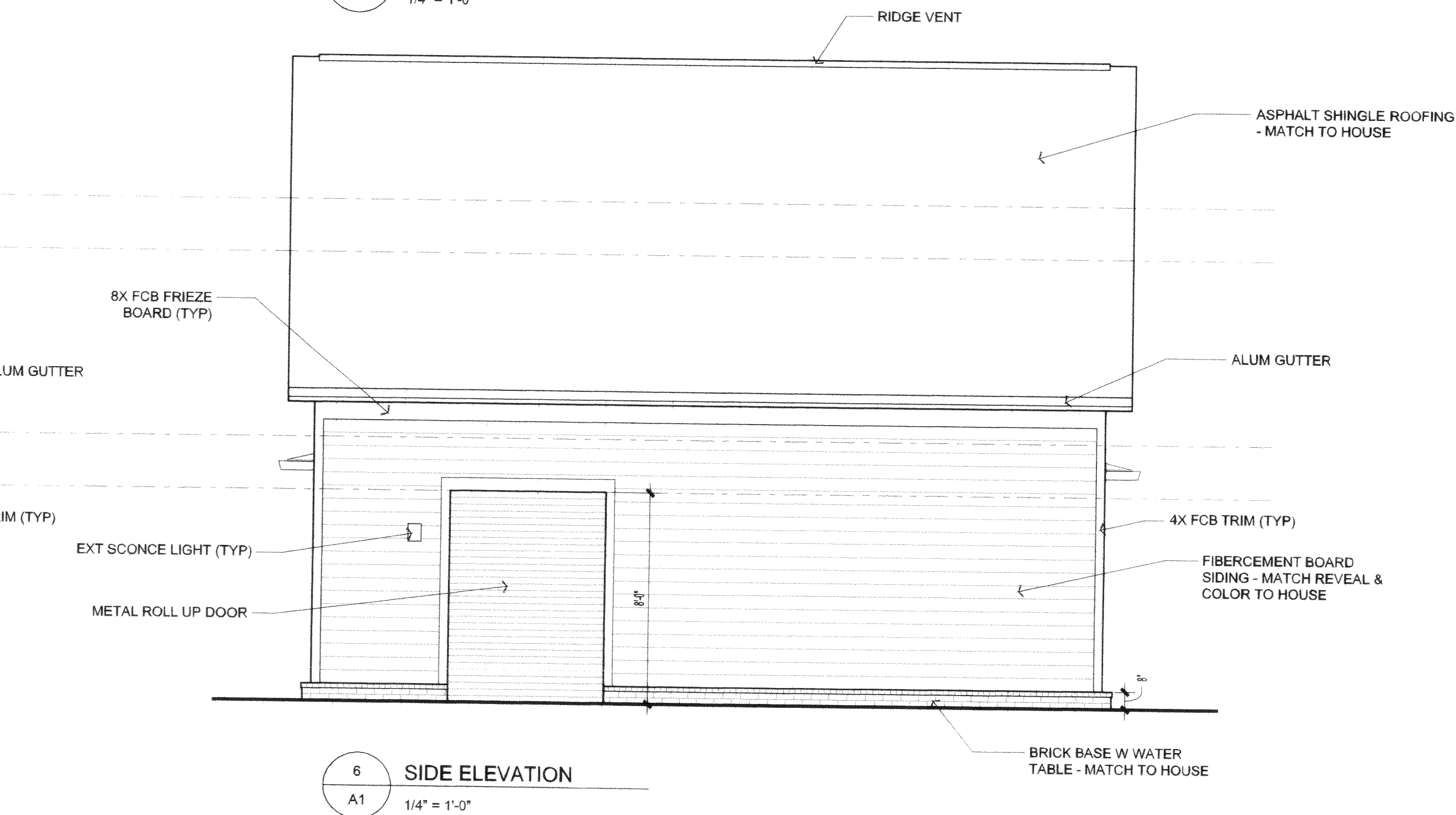
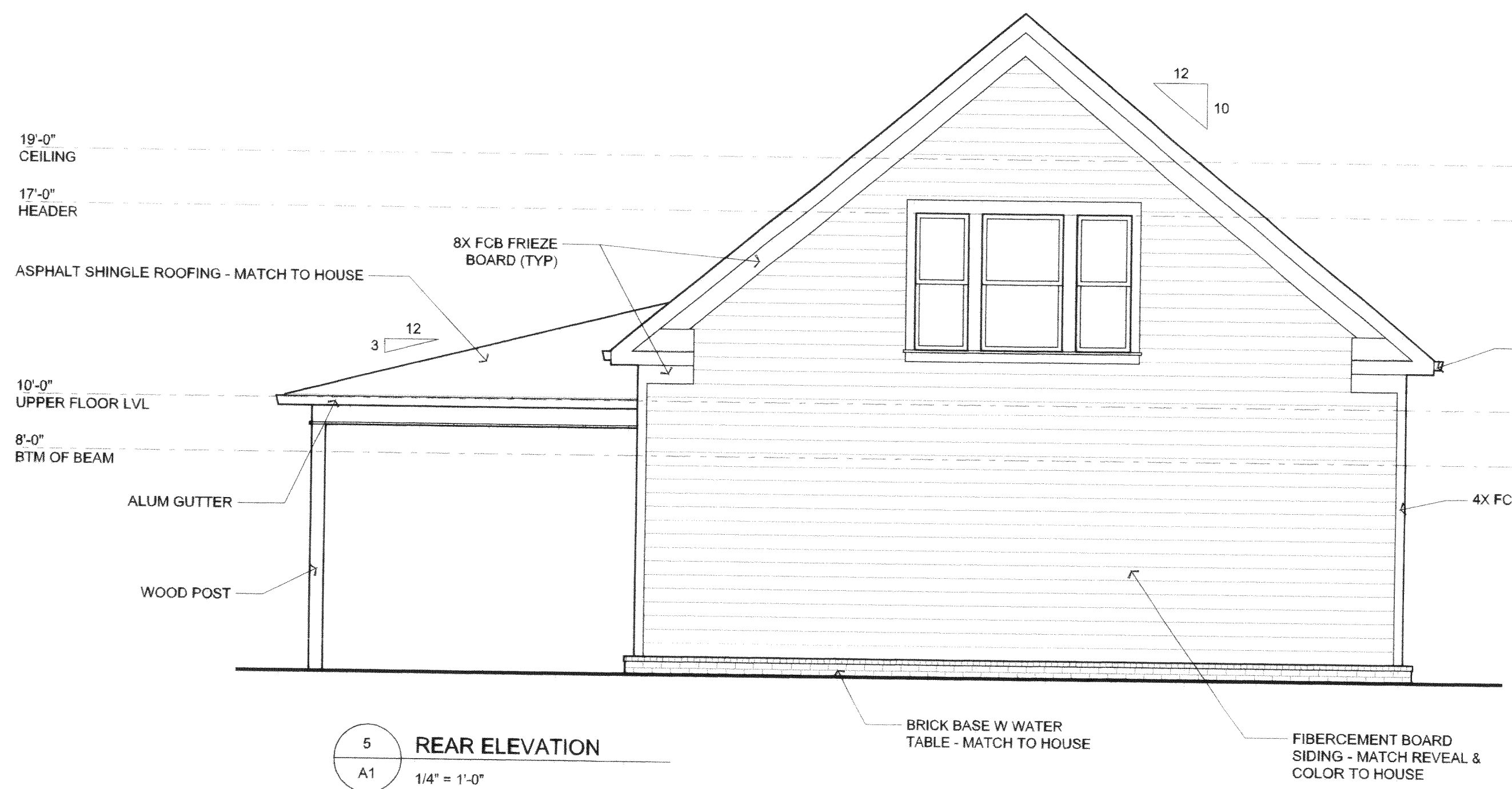
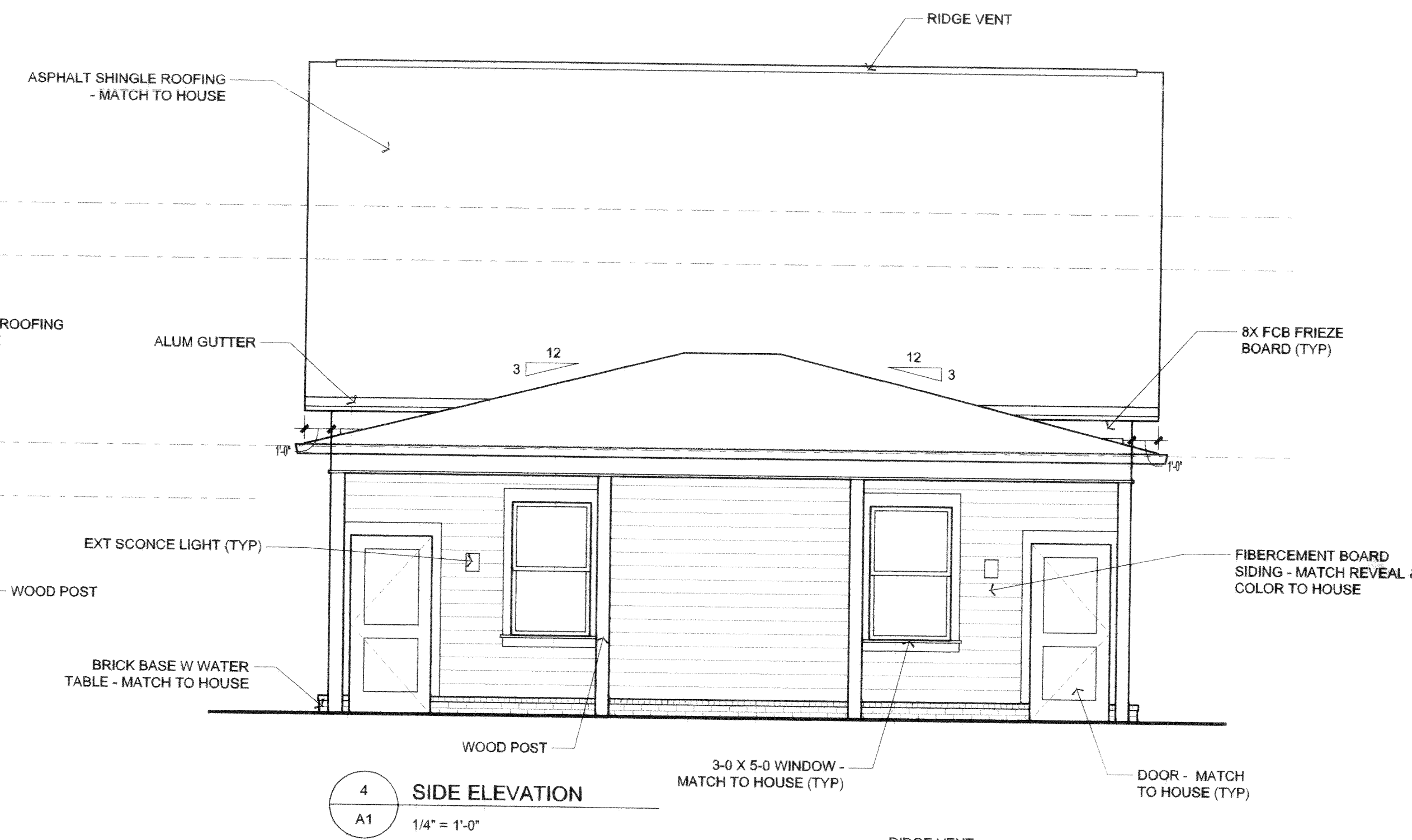
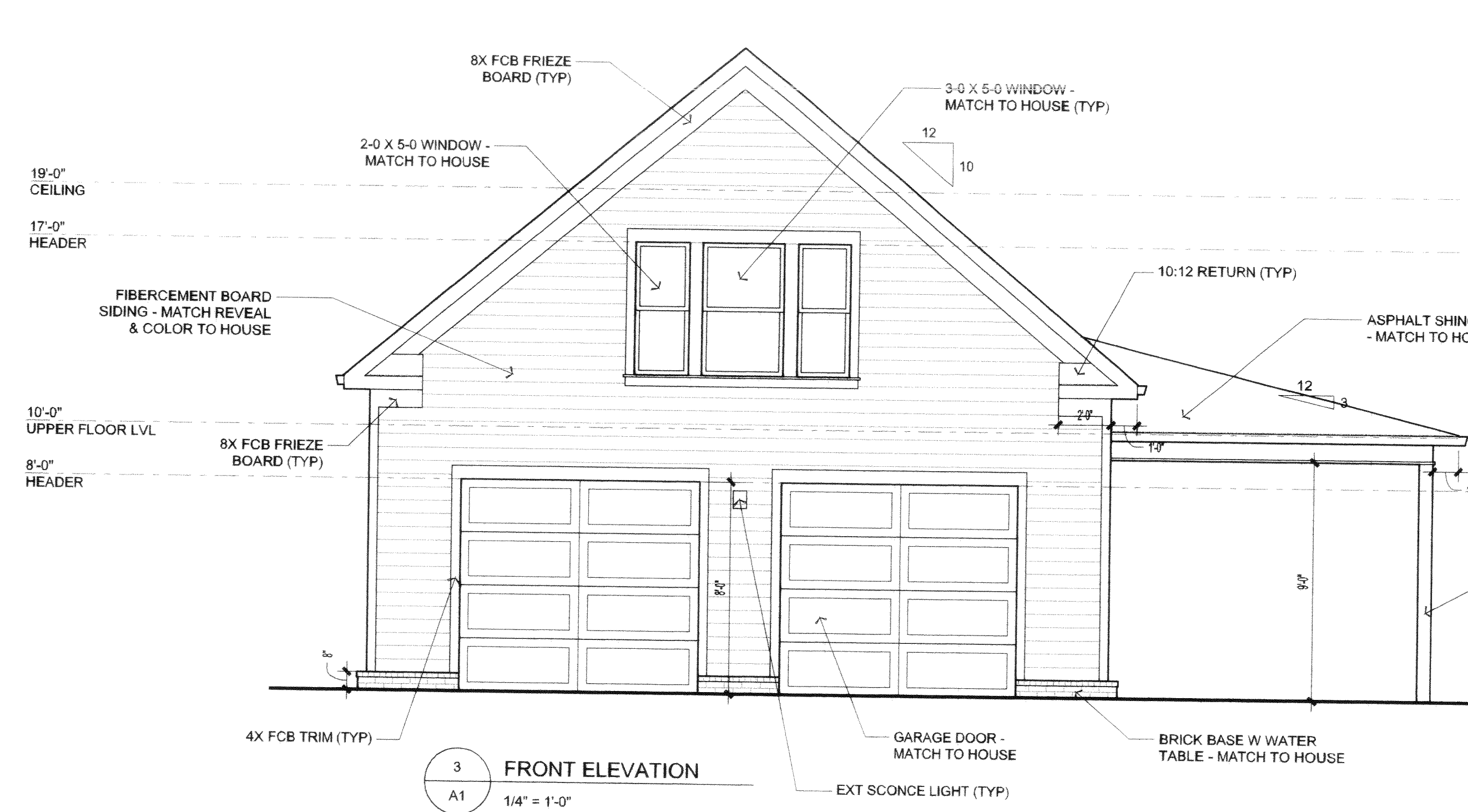
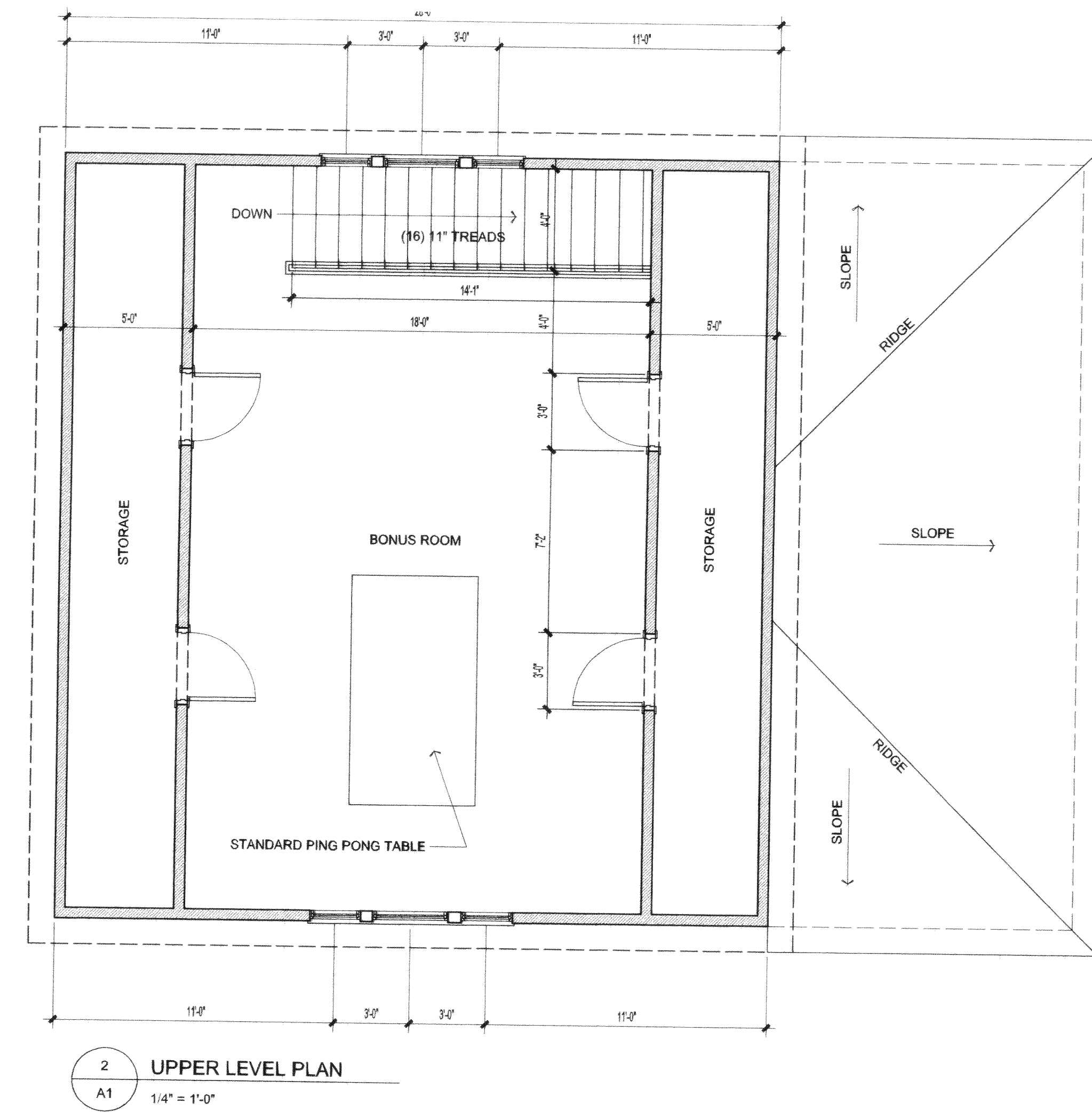
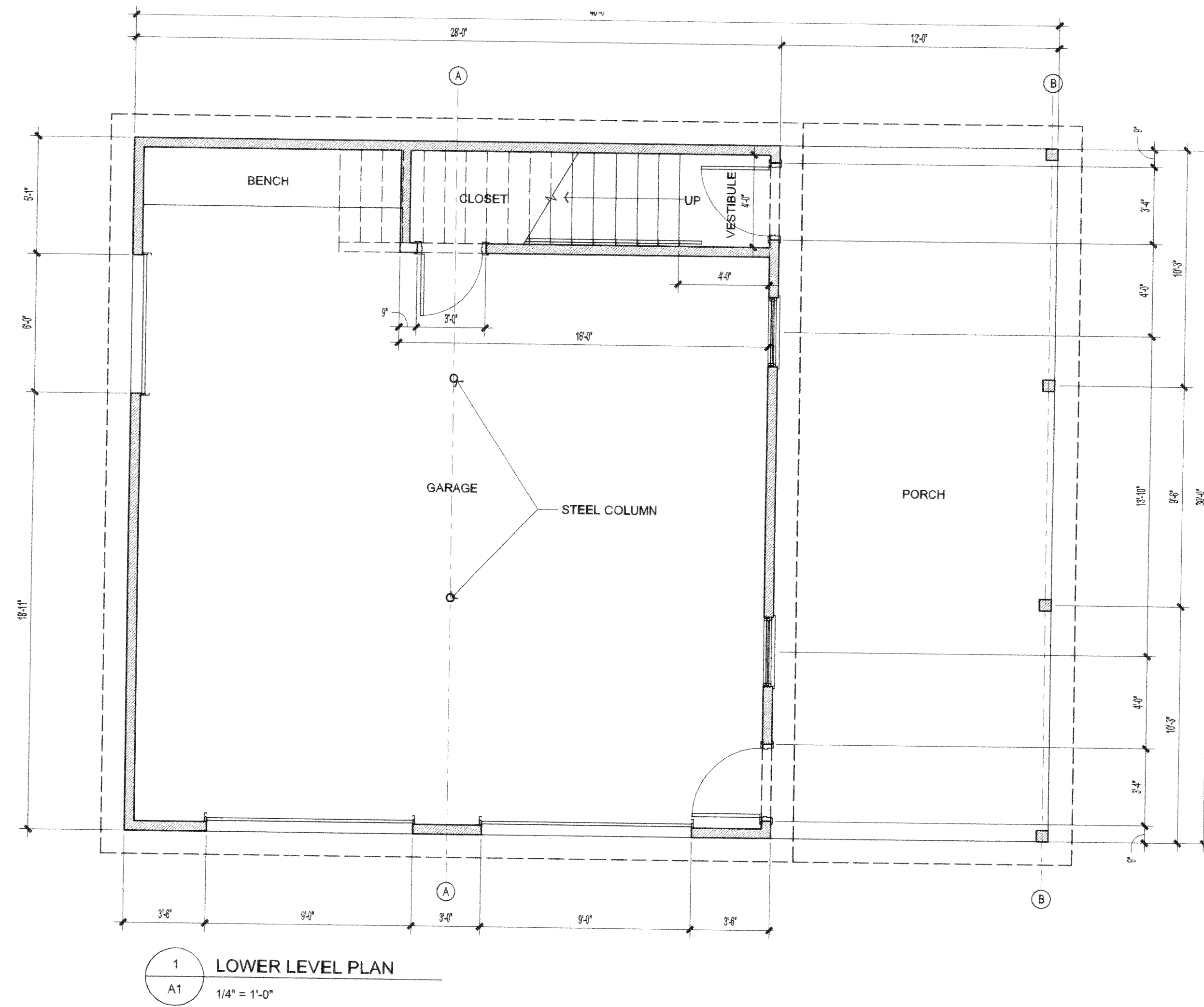


SITE PLAN
SCALE 1"=50'-0"

PETRE RESIDENCE
6818 CRYSTAL VIEW WAY KNOXVILLE, TN 37919



A Garage for the
Petre Residence
 6818 Crystal View Way Knoxville, TN



Project Number: 14008
 Issue Date: 9.04.14
 Drawn By: CK
 Approved By: CK
 Project Manager: CK
 Principal: GS

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Plans & Elevations

A1
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