

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
 USE ON REVIEW REPORT**

▶ **FILE #:** 8-A-16-UR

AGENDA ITEM #: 31

AGENDA DATE: 8/11/2016

▶ **APPLICANT:** TRUMAN JACQUES III

OWNER(S): Jacques Truman

TAX ID NUMBER: 79 K B 029 & 030

[View map on KGIS](#)

JURISDICTION: City Council District 3

STREET ADDRESS: 4824 Ridgedale Rd

▶ **LOCATION:** Southeast side of Ridgedale Rd., southwest of Mandalay Rd.

▶ **APPX. SIZE OF TRACT:** 0.71 acres

SECTOR PLAN: Northwest City

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

ACCESSIBILITY: Access is via Ridgedale Rd., 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:** Vacant lot

▶ **PROPOSED USE:** 1,300 square foot accessory building

HISTORY OF ZONING: None noted

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

South: Detached dwellings / R-1 & RA residential

East: Detached dwellings / R-1 & RA residential

West: Detached dwellings / R-1 & RA residential

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.

STAFF RECOMMENDATION:

▶ **WITHDRAW** as requested by the applicant

COMMENTS:

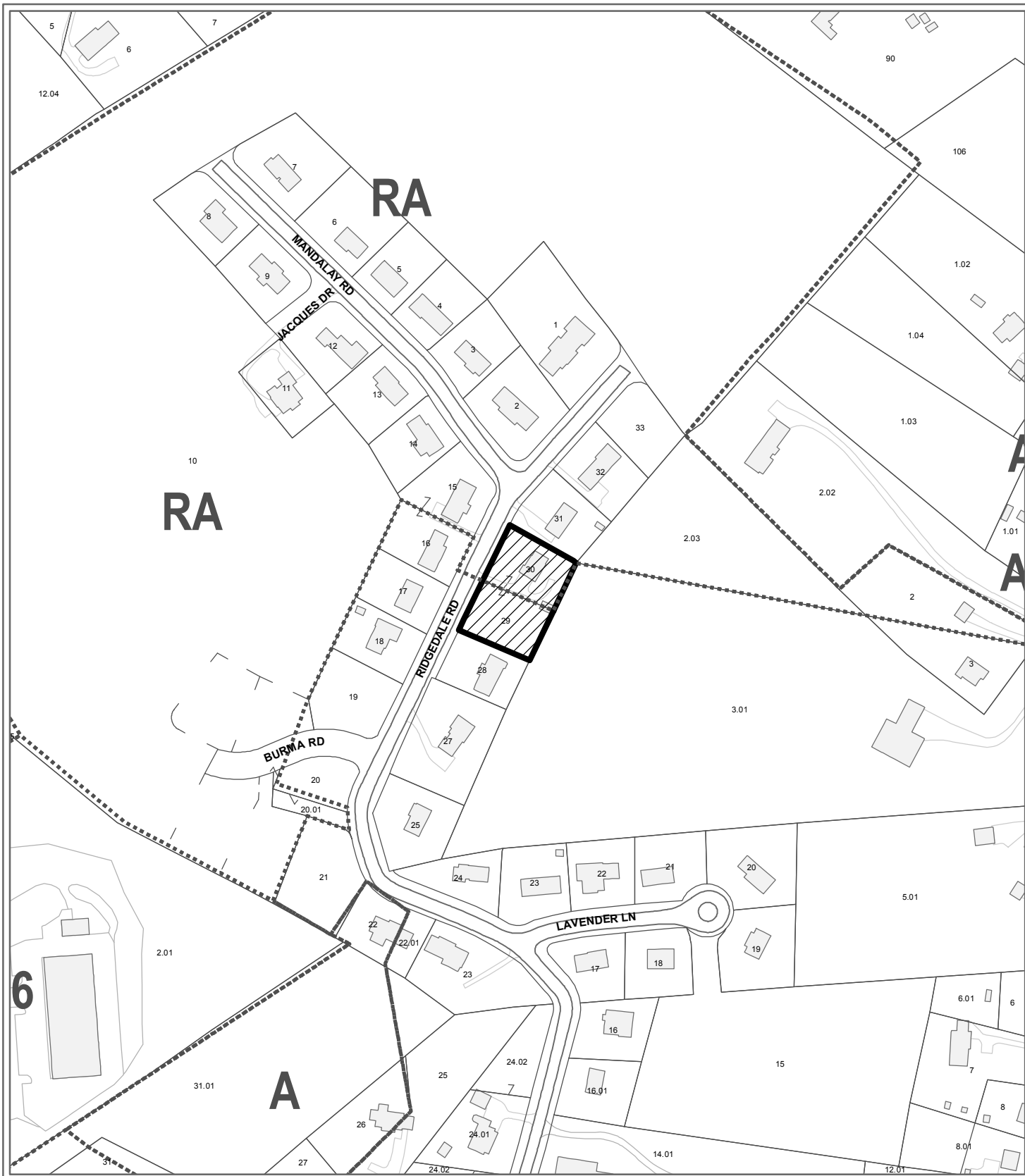
The applicant had requested approval of a use on review for an accessory building that was larger than may be permitted by the Zoning Ordinance. Regulations regarding accessory buildings are based on the size of the lot and the square footage of the primary structure on the site. In this case, the applicant 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 denied the applicant's request for a variance. Since the variance was denied, it is now beyond MPC's authority to consider this request. The applicant has requested this matter be withdrawn.

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.



**8-A-16-UR
USE ON REVIEW**

Petitioner: Jacques III, Truman



Accessory building in R-1 (Low Density Residential)

Original Print Date: 7/20/2016 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 79

Jurisdiction: City

