

▶ **FILE #:** 2-F-16-UR

**AGENDA ITEM #:** 43

**AGENDA DATE:** 2/11/2016

▶ **APPLICANT:** MATTHEW YOUNG

OWNER(S): Matthew Young

TAX ID NUMBER: 70 O A 038

[View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS: 1715 North Hills Blvd

▶ **LOCATION:** West side of North Hills Blvd., South of Fountain Park Blvd.

▶ **APPX. SIZE OF TRACT:** 0.4 acres

SECTOR PLAN: East City

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

ACCESSIBILITY: Access is via North Hills Blvd., a minor collector street with a landscaped median within a 50' wide right-of-way

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

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

▶ **EXISTING LAND USE:** Dwelling

▶ **PROPOSED USE:** Demolition and rebuild of a garage in same location. New garage will be 37.5' x 24'.

HISTORY OF ZONING: None

SURROUNDING LAND USE AND ZONING: North: Detached houses / R-1 (low density residential)

South: Detached houses / R-1 (low density residential)

East: Detached houses / R-1 (low density residential)

West: Detached houses / R-1 (low density residential)

NEIGHBORHOOD CONTEXT: This property is in the North Hills neighborhood and within the North Hills National Register Historic District.

**STAFF RECOMMENDATION:**

▶ **APPROVE** a new detached garage with 900 square foot footprint in the R-1 zone, subject to one condition.

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 demolish an existing garage and construct a new garage approximately on the same footprint. The parcel is made of two lots and the new garage and existing house will be on the same lot. The house is a contributing structure within the North Hill National Register Historic District, however, the one-story wood framed garage (c. 1970) is listed as non-contributing. Before a demolition permit can be issued, the Historic Preservation Planner will review the request to further determine if the garage has historic significance.

The new garage will be no closer to the side lot lines as the existing garage and will remain outside of the required setbacks. The new garage will be closer to the rear lot line, however, the garage is well outside of the rear setback. The existing garage has a footprint of approximately 675 square feet and the new garage will have a footprint of 900 square feet. The zoning ordinance limits the size of accessory structures in the R-1 zone to a maximum footprint of 900 square feet. The maximum building coverage for both the primary structure and accessory structures can be no more than 30 percent of the lot and the proposed garage and existing house will have a lot coverage 26 percent.

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

1. The new garage will be taller than the existing garage but does conform 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 KNOX COUNTY 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 house as shown on the site plan 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.

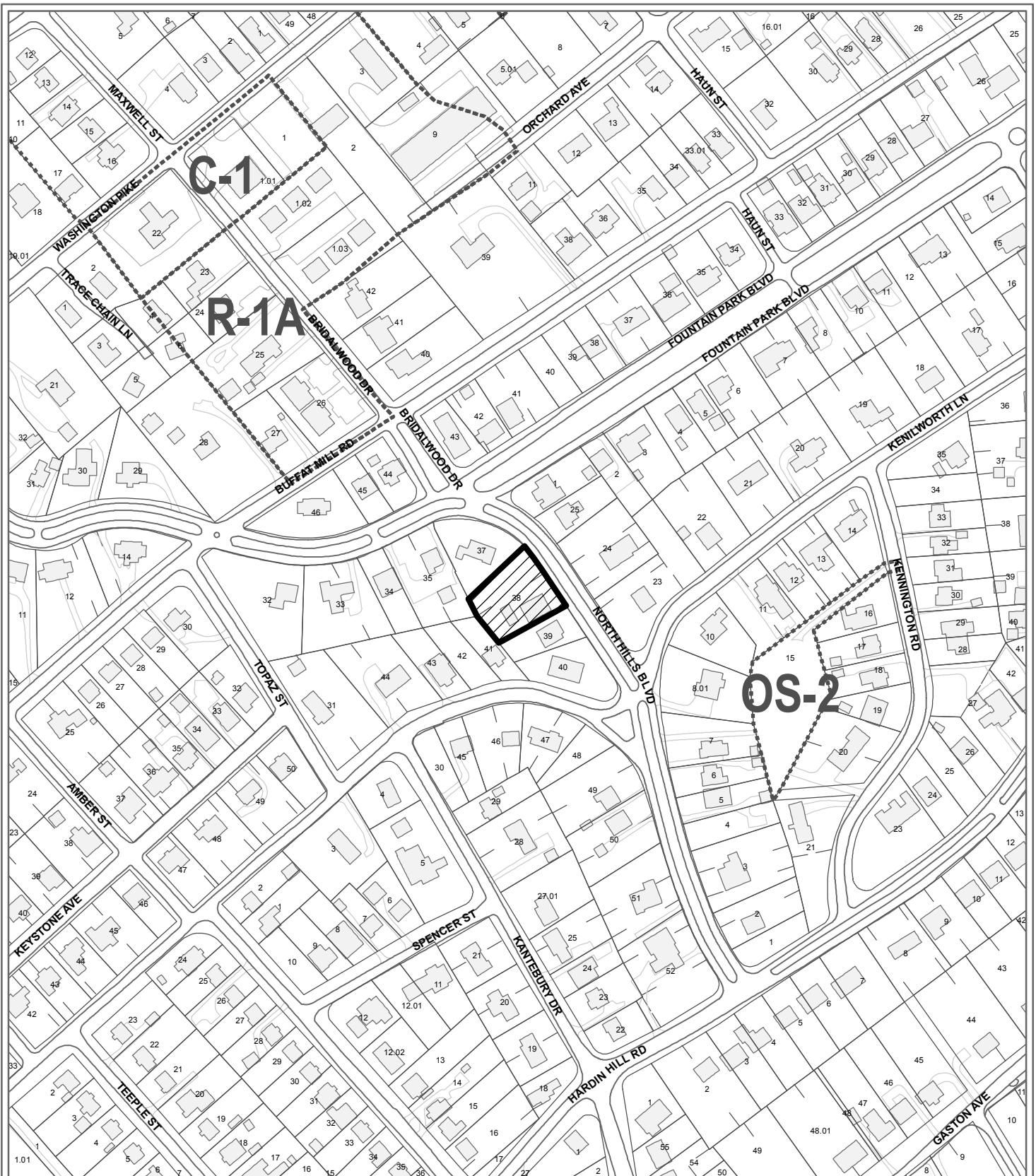
#### CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The East 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.

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.



**2-F-16-UR  
USE ON REVIEW**

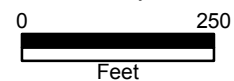


Demolition and rebuild of a garage in same location. New garage will be 37.5' x 24'. in R-1 (Low Density Residential)

Petitioner: Young, Matthew

Map No: 70

Jurisdiction: City

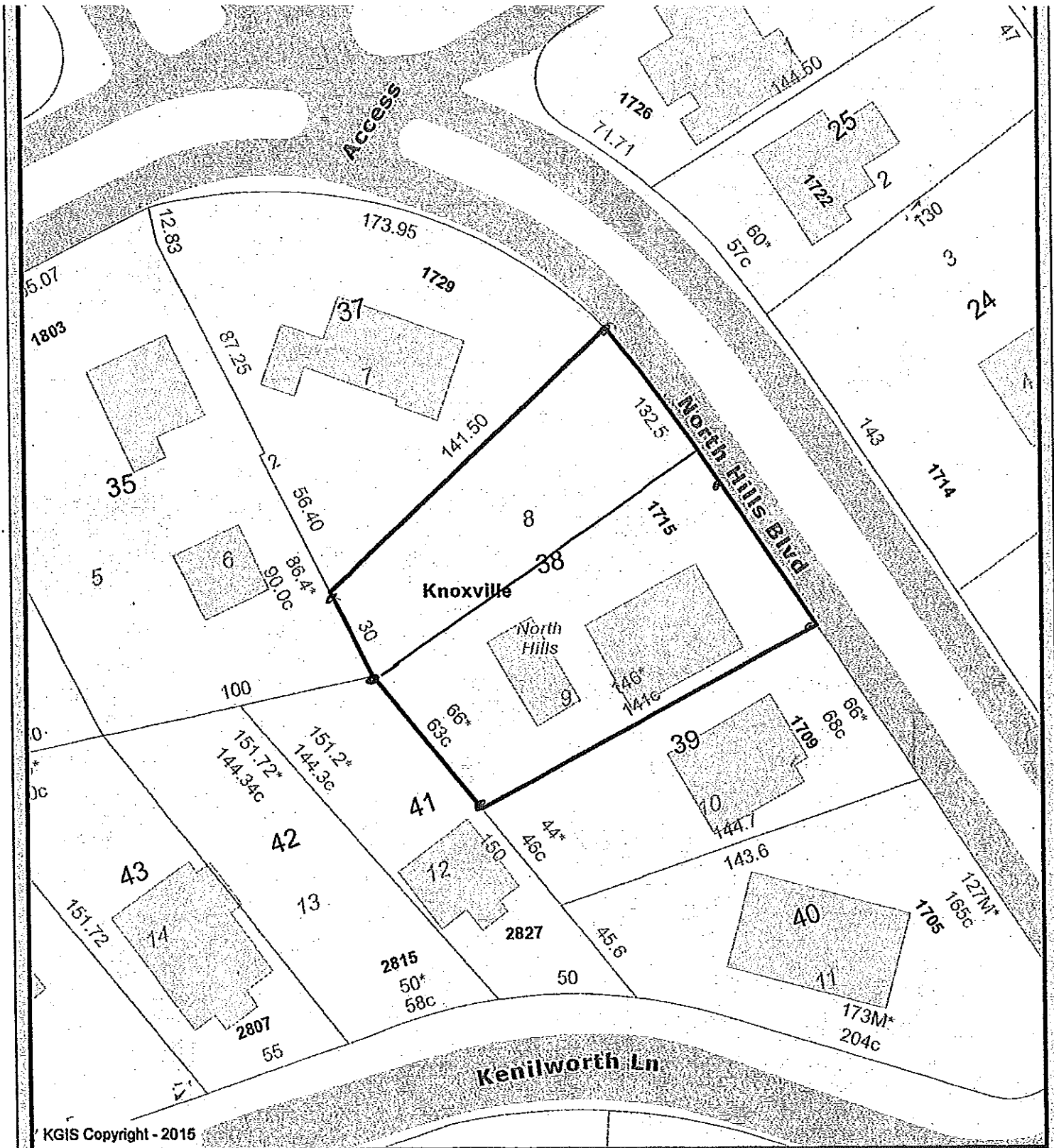


Original Print Date: 1/26/2016

Revised:

Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

# Existing buildings



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## Letter Portrait

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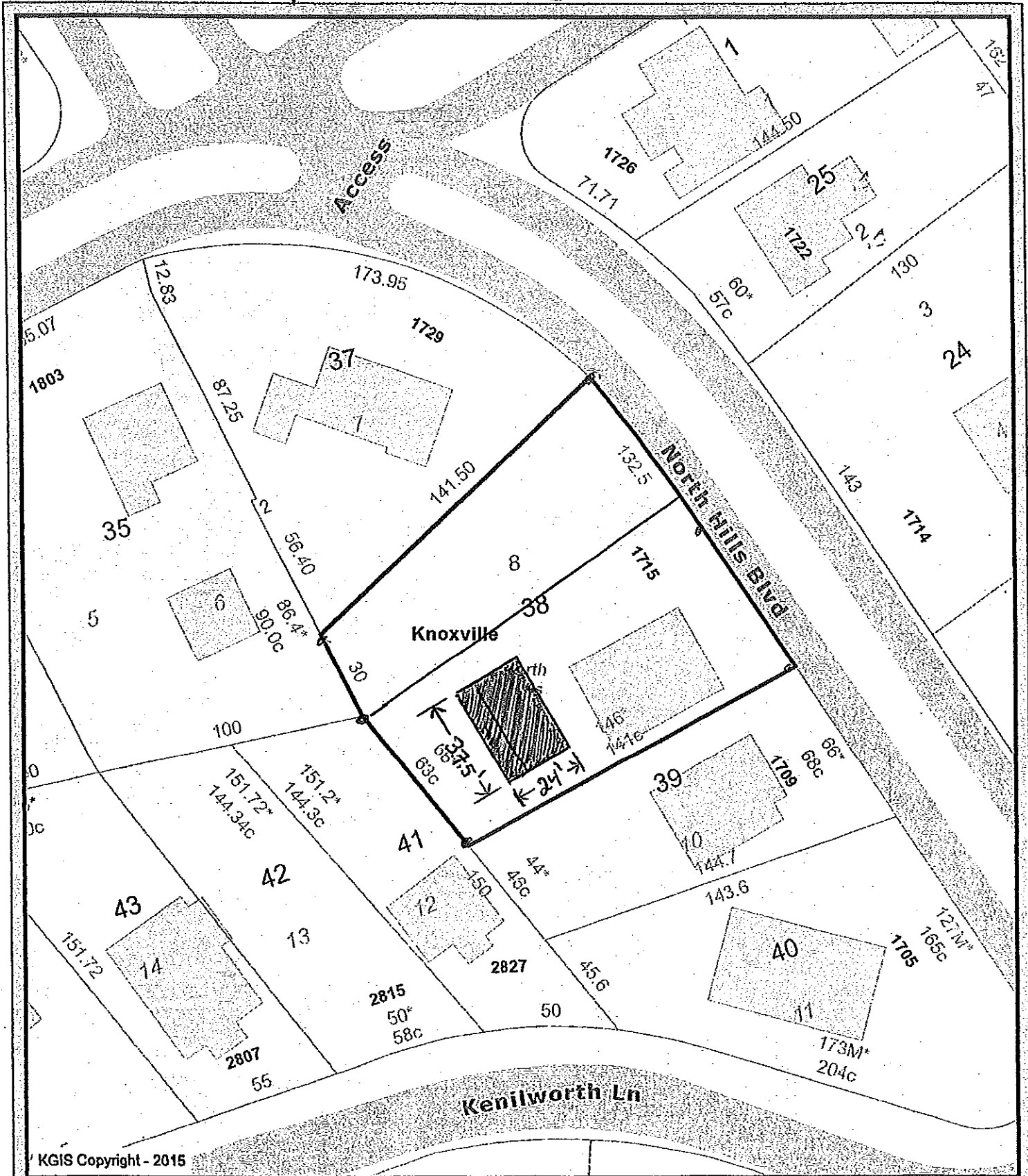


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# Proposed building



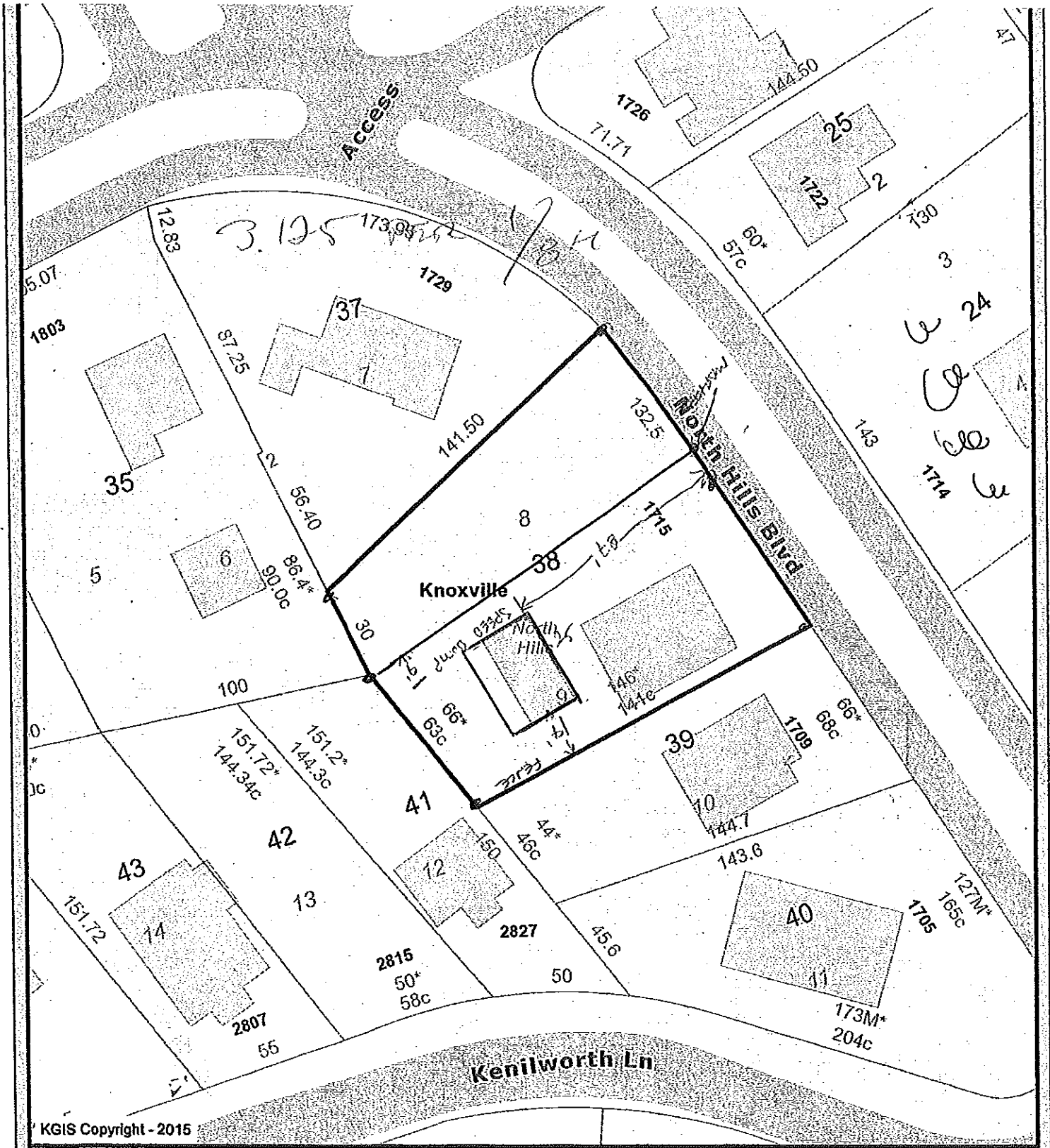
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# Setbacks

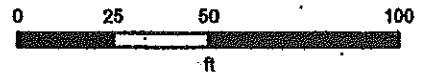


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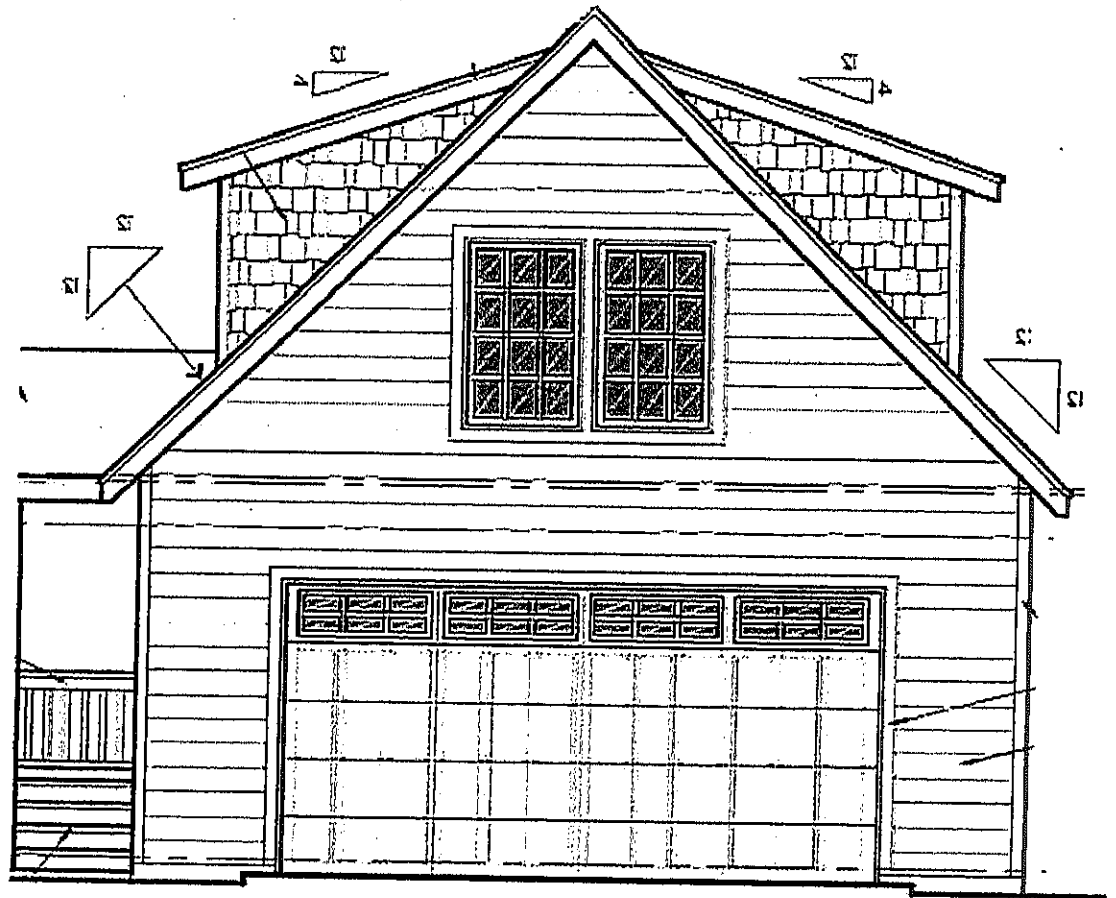


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Front Elevation

