

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

▶ **FILE #:** 5-B-16-UR

AGENDA ITEM #: 43

AGENDA DATE: 5/12/2016

▶ **APPLICANT:** DENNIS ANDERSON

OWNER(S): Dennis Anderson

TAX ID NUMBER: 82 B A 022

[View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS: 2635 Carson Ave

▶ **LOCATION:** Northwest side of Carson Ave., southwest side of Gale St.

▶ **APPX. SIZE OF TRACT:** 0.3 acres

SECTOR PLAN: East City

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

ACCESSIBILITY: Access to the proposed accessory structure will be via Gale St., a local street with a pavement width of 17' to 18' within a 50' wide right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

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

▶ **EXISTING LAND USE:** Detached dwelling

▶ **PROPOSED USE:** Accessory structure

HISTORY OF ZONING: The area was zoned from R-2 to R-1A in 1985 as part of a MPC general rezoning

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

South: Detached dwellings / R-1A residential

East: Detached dwellings / R-1A residential

West: Detached dwellings / R-1A residential

NEIGHBORHOOD CONTEXT: The site is surrounded by detached dwellings on 50' wide lots. The zoning in the area is R-1A (Low Density Residential).

STAFF RECOMMENDATION:

▶ **APPROVE the request to permit an accessory structure containing up to 931 sq. ft. as shown on the site plan subject to 1 condition**

1. Meeting all applicable requirements of the Knoxville Zoning ordinance

COMMENTS:

The Knoxville Zoning Ordinance regulates the size of accessory structures that may be permitted in residential zones. The permitted size of an accessory structure is based on the area of the lot on which the structure is to be placed or constructed. Additionally, an accessory structure has to be smaller than the primary dwelling on

the site. The lot in question contains approximately 13,100 sq. ft. Based on this amount of lot area, the applicant would be permitted to have an accessory structure containing up to 750 sq. ft. as a permitted use and a structure containing up to 900 sq. ft. as a use on review. In this case, Mr. Anderson has obtained a variance from the Knoxville Board of Zoning Appeals to permit an increase in the maximum size of an accessory structure from 900 sq. ft. to 931sq. ft. This variance was approved subject to MPC approval of a use on review as required by the Zoning Ordinance. The dwelling contains 1,200 sq. ft.

The proposed building will be a garage with area for storage of personal items. The dimensions of the proposed structure are 38' by 24.5' which equals 931 sq. ft. The Board of Zoning Appeals questioned why Mr. Anderson did not just reduce the size of the building in order to avoid having to be granted a variance. The applicant stated that the building is prefabricated and he had to buy the structure as is. Mr. Anderson said that he was trying to get a garage and maximize the amount of available storage. It is being constructed on the lot in a manner such that it will meet all of the required building setbacks.

The site is surrounded by houses on small lots. Accessory structures are located on a number of the nearby lots. The applicant's lot is approximately twice the size of the other lots in the area. Staff believes that permitting the accessory structure as proposed will have little or no negative impact on the area.

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

1. The proposed accessory building will have minimal impact on local services. All utilities are in place to serve this site.
2. The use as proposed will have little or no impact on the surrounding residential development.

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

1. The proposed accessory building 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 and the Knoxville One Year Plan proposes LDR (Low Density Residential) use for this site.
2. The site is located inside the city 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.



**5-B-16-UR
USE ON REVIEW**

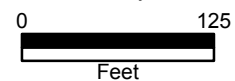


Accessory structure in R-1A (Low Density Residential)

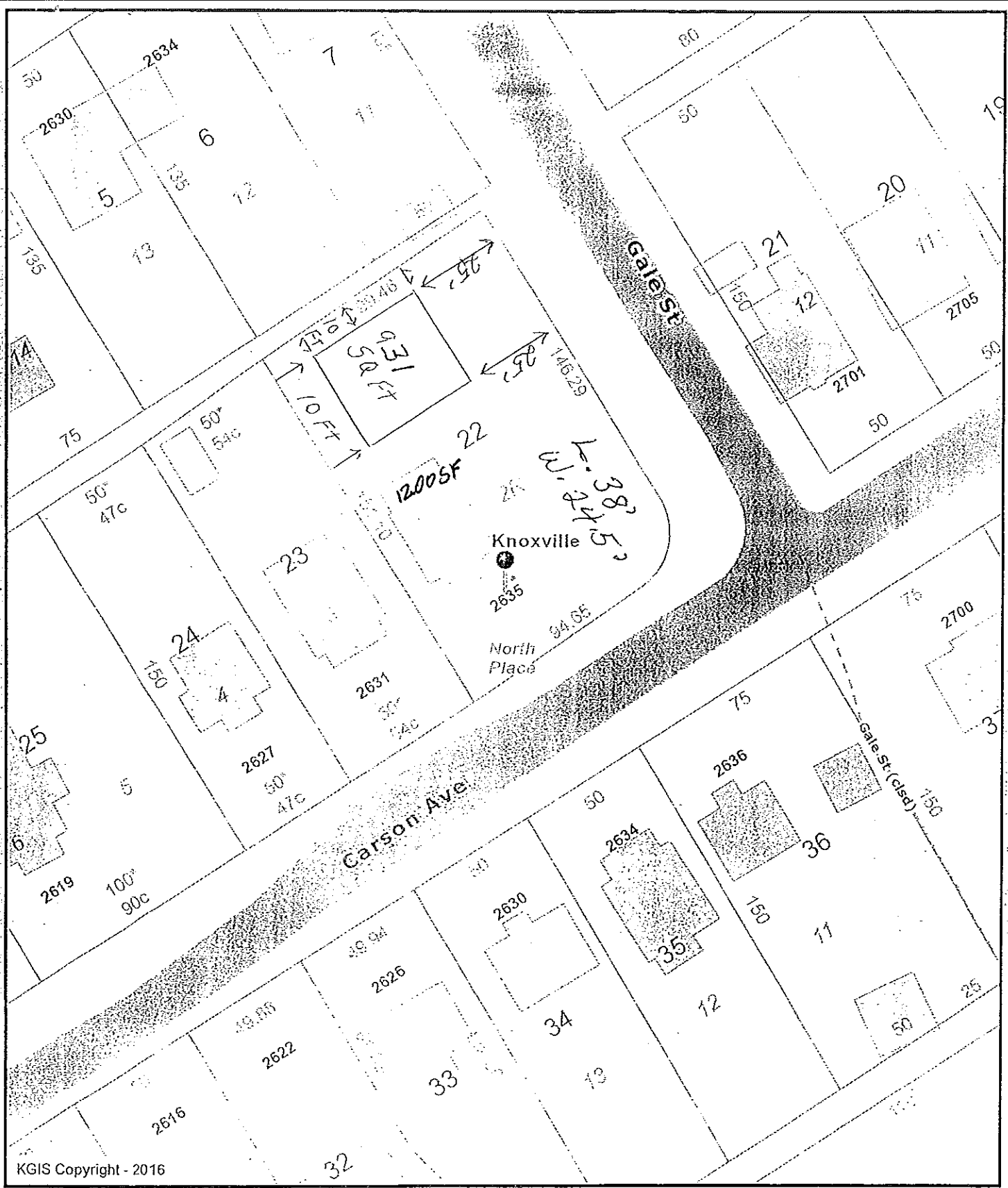
Petitioner: Anderson, Dennis

Map No: 82

Jurisdiction: City



Original Print Date: 4/19/2016 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



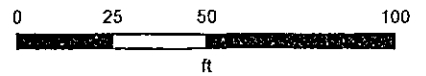
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