



USE ON REVIEW REPORT

▶ **FILE #:** 8-C-19-UR

AGENDA ITEM #: 44

AGENDA DATE: 8/8/2019

▶ **APPLICANT:** CURT ANDERSON

OWNER(S): Curt Anderson

TAX ID NUMBER: 107 G A 010 & 011

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 1705 Starmont Trl.

▶ **LOCATION:** Northwest side of Starmont Trail, south of Yosemite Trail

▶ **APPX. SIZE OF TRACT:** 35769 square feet

SECTOR PLAN: Northwest City

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

ACCESSIBILITY: Access is via Starmont Trail, a local street with 26' of pavement width within 50' of 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:** SFR (Single Family Residential)

▶ **PROPOSED USE:** 1,083 sqft accessory structure

HISTORY OF ZONING:

SURROUNDING LAND USE AND ZONING: North: Residence / R-1 (Low Density Residential)

South: Residence / R-1 (Low Density Residential)

East: Residence / R-1 (Low Density Residential)

West: Residence / R-1 (Low Density Residential)

NEIGHBORHOOD CONTEXT: This property is located in the Timber Crest subdivision that is developed primarily with single family houses in the R-1 zone.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for a new detached garage that is approximately 1083 square feet, subject to 1 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 construct a new one-story detached garage in the rear yard of the property. The property is made up of two parcels, with the smaller triangular parcel being formerly part of lot 13 (1704 Cliftgate Rd). Combined, the two parcels are approximately 35,000 square feet. The larger parcel where the existing house and proposed detached garage are located is approximately 28,000 sqft. For lots between 15,000 sqft and 1 acre, the maximum size of an accessory structure is 900 sqft by-right and 1,100 sqft with use on review approval. The R-1 zone also has a maximum lot coverage of 30 percent for all structures. For this review, only the larger of the two parcels is being considered because the parcels have not yet been combined.

The property is large enough to allow consideration of the proposed garage since it is less than 1,100 sqft. The lot coverage will be approximately 15 percent with the addition of the new garage. The garage will have a 7.8' setback from the north side lot line. The minimum side setback is 5'. A portion of the garage will be constructed on the existing foundation of a garage that was started but never finished. The maximum height of an accessory structure is 15' and the proposed garage is approximately 15'. The actual height will need to be verified during permit review.

The two parcels may need to be combined with a plat before permits are issued but this determination will be made by the City of Knoxville Department of Plans Review and Inspections during permit review.

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

1. The detached garage conforms 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 KNOXVILLE 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 garage 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.

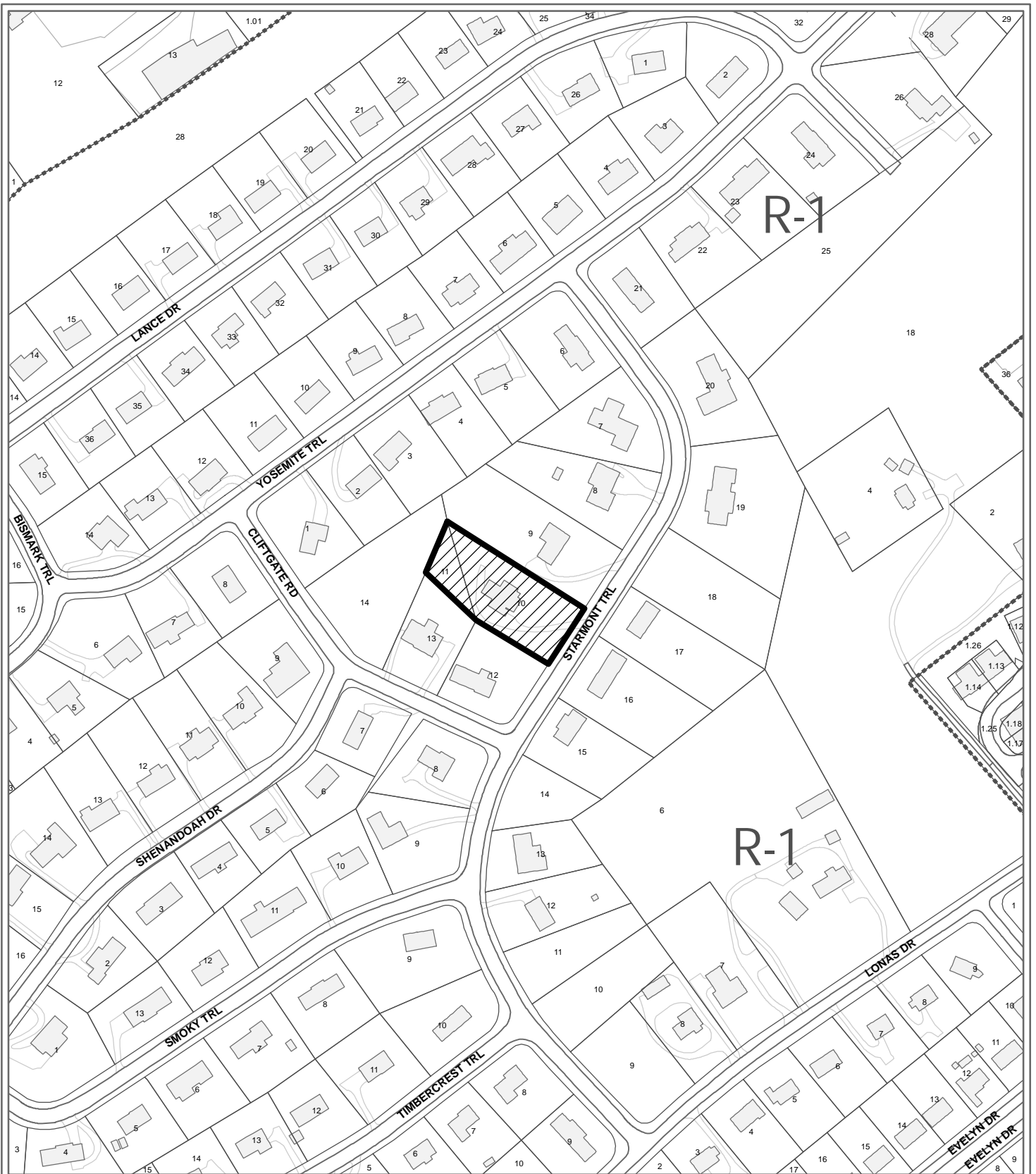
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest 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.

The Planning Commission'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 a Planning Commission decision in the City.



**8-C-19-UR
USE ON REVIEW**

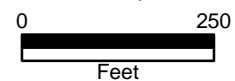


Use on Review for an accessory structure in R-1 (Low Density Residential)

Petitioner: Anderson, Curt

Map No: 107

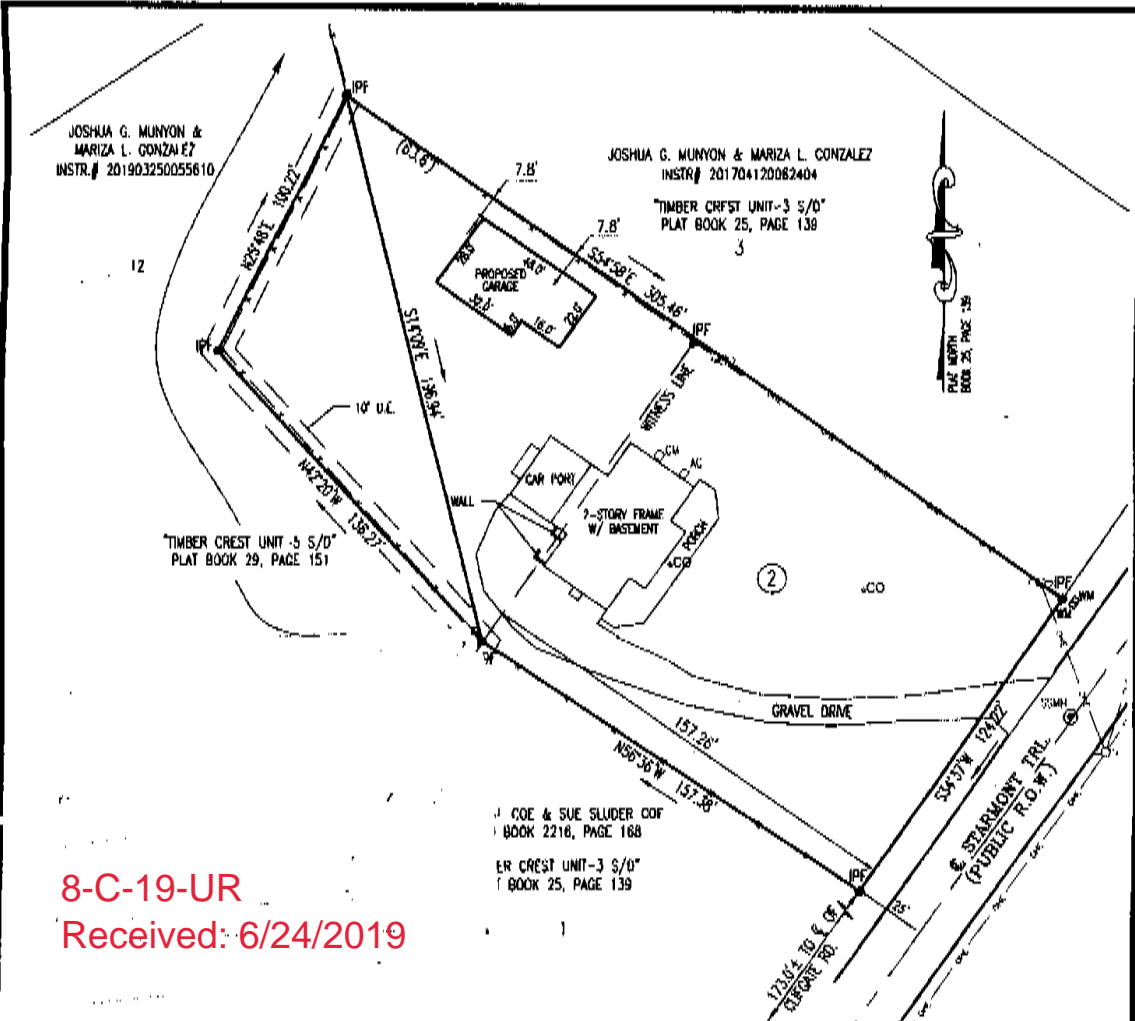
Jurisdiction: City



Original Print Date: 7/15/2019

Revised: 7/15/2019

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



JOSHUA G. MUNYON &
MARIZA L. GONZALEZ
INSTR. # 201903250055610

JOSHUA G. MUNYON & MARIZA L. GONZALEZ
INSTR. # 201704120082404

TIMBER CREST UNIT-3 S/D
PLAT BOOK 25, PAGE 138

TIMBER CREST UNIT-3 S/D
PLAT BOOK 29, PAGE 151

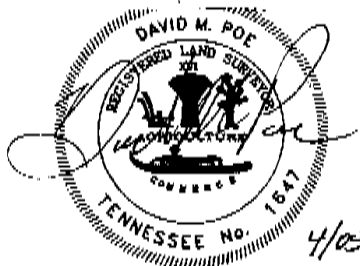
COE & SUE SLUDER COF
BOOK 2216, PAGE 168

ER CREST UNIT-3 S/D
BOOK 25, PAGE 139

8-C-19-UR
Received: 6/24/2019

NOTES:

1. 5' EASEMENT ON EACH SIDE ALL LOT LINES.
2. 30' MINIMUM RADIUS AT INTERSECTIONS UNLESS NOTED.
3. ALL ROADS 50' WIDE.
4. THIS PROPERTY IS ZONED R1.
5. THIS PARCEL CONTAINS 35,769 S.F.
6. BUILDING SETBACK LINES WILL BE AS FOLLOWS:
FRONT.....25'
SIDES.....8' TOTAL, 70' TWO STORY - 12' MIN.
REAR.....25'
7. --- DENOTES 10' DRAINAGE EASEMENT.
8. DISTANCE OF CURVES ARE CHORD.



CERTIFICATE OF CATEGORY AND ACCURACY OF SURVEY

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS NOT LESS THAN 1:10,000 AS SHOWN HEREON AND THAT SAID SURVEY WAS PREPARED IN COMPLIANCE WITH THE CURRENT EDITION OF THE RULES OF TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS STANDARDS OF PRACTICE.

David M. Poe
REGISTERED LAND SURVEYOR

TENNESSEE LICENSE NO. 1647 DATE: 4/09/19

BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE (865) 588-6472
FAX (865) 588-6473
email@bhn-p.com

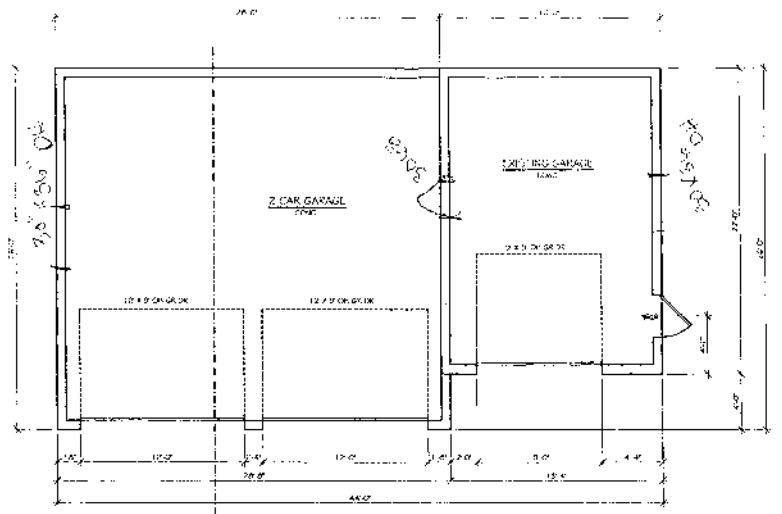
PLOT PLAN SURVEY FOR LOT 2, BLOCK J, TIMBERCREST SUBDIVISION, UNIT 3
CLT MAP NO. 107GA, PARCEL 10
WARD NO. 48TH, CITY OF KNOXVILLE, DISTRICT NO. 5, KNOX COUNTY
UNIT NO. 48380, BLOCK NO. 3
ADDRESS 1705 STARMONT TRL, KNOXVILLE-37909 PLAT: MAP BOOK 25, PAGE 139
DEED INSTR. # 201211070030203

SCALE 1"=50' DATE 04/09/19
ORDERED BY _____ DWG NO. 25169-L2-PP
Q:\25169\25169-LOT 2-PLAT PLAN.DWG

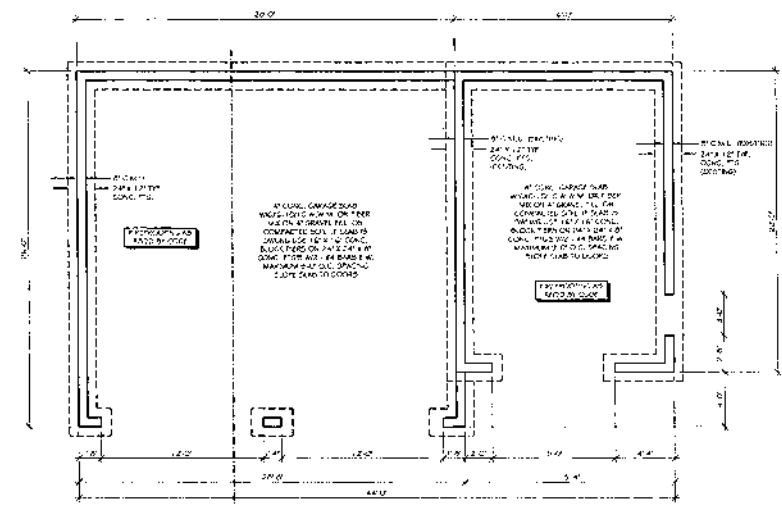
I, P. J. DESIGN, INC., HEREBY CERTIFIES THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I AM A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TENNESSEE. I HAVE PREPARED THIS PLAN IN ACCORDANCE WITH THE REQUIREMENTS OF THE TENNESSEE ENGINEERING ACT AND THE TENNESSEE CONSTRUCTION CODE. I HAVE REVIEWED THE PROJECT AND I AM SURE THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I HAVE REVIEWED THE PROJECT AND I AM SURE THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

RECEIVED
 JUN 24 2019
 Knoxville-Knox County
 Planning

8-C-19-UR



———— EXISTING WALL
 ———— NEW CONSTRUCTION



SQ FT	
GARAGE:	1063

DATE	06/27/19
PROJECT	UR
SCALE	
LOT	
BLK	
OWNER	
DESIGNED BY	
CHECKED BY	
DATE	

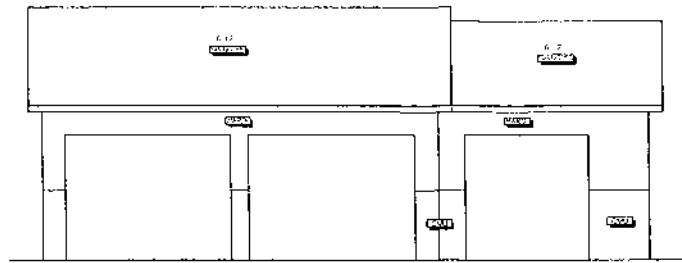
REVISIONS

FLOOR PLAN FOUNDATION PLAN
 SCALE: 0" = 1/4" = 1'-0"

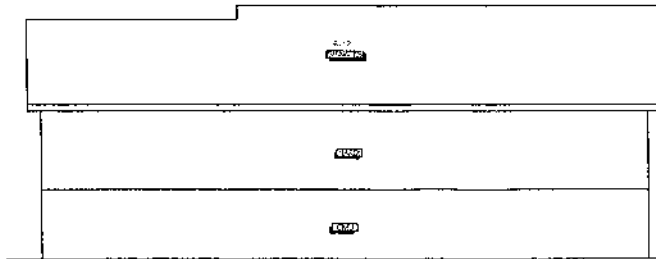
ANDERSON GARAGE
 1705 S. JARVIS STREET
 KNOXVILLE, TN

P. J. DESIGN
 865-221-3231

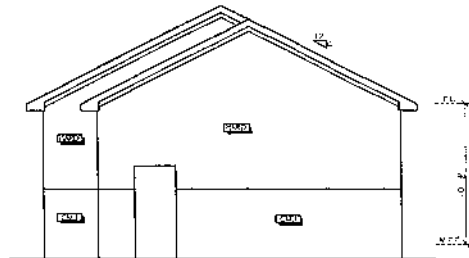
THIS SET OF ARCHITECTURAL DRAWINGS IS THE PROPERTY OF D.J. DESIGN. ANY REUSE OR REPRODUCTION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF D.J. DESIGN IS STRICTLY PROHIBITED. THE CLIENT ASSUMES ALL RESPONSIBILITY FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.



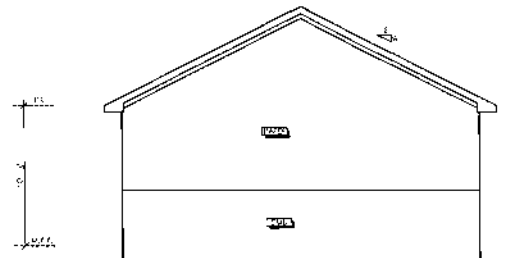
FRONT ELEVATION
SCALE: 0'-1/4" = 1'-0"



REAR ELEVATION
SCALE: 0'-1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 0'-1/4" = 1'-0"



LEFT ELEVATION
SCALE: 0'-1/4" = 1'-0"

8-C-19-UR
Received: 6/24/2019

REVISIONS

ELEVATIONS
SCALE: AS NOTED

ANDERSON
GARAGE
1705 STURMANT, NAIL
KNOXVILLE, TN

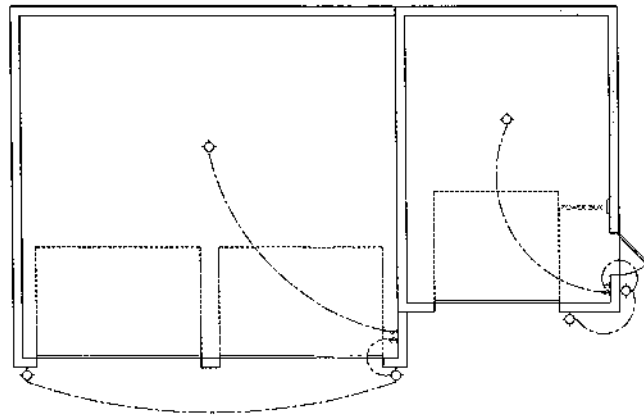
D.J. DESIGN
650-271-372

DATE	06/20/19
DRAWN BY	DJS
CHECKED BY	
DATE	
DESIGNED BY	

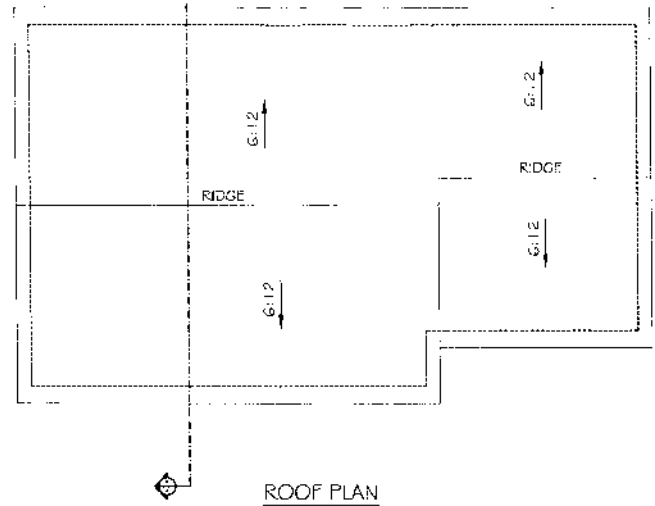
2

IF THIS PLAN OR SPECIFICATION IS TO BE USED FOR ANY OTHER PROJECT, THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

8-C-19-UR
 Received: 6/24/2019



ELECTRICAL PLAN
 SCALE: 3/16" = 1'-0"



ROOF PLAN
 SCALE: 1/4" = 1'-0"

LEGEND	
○	PHONE LIGHT
○	TELEPHONE OUTLET
○	CONTROLLER
○	TO WALKER
○	TRIPLE POLE
○	INDEPENDENT CONTACT
○	INTERLOCK
○	SMOKE DETECTOR
○	120 VOLT LIGHT
○	240 VOLT LIGHT
○	30 AMP
○	40 AMP
○	60 AMP
○	100 AMP
○	200 AMP
○	300 AMP
○	400 AMP
○	500 AMP
○	600 AMP
○	800 AMP
○	1000 AMP
○	1500 AMP
○	2000 AMP
○	3000 AMP
○	4000 AMP
○	5000 AMP
○	6000 AMP
○	8000 AMP
○	10000 AMP

NO.	REVISIONS

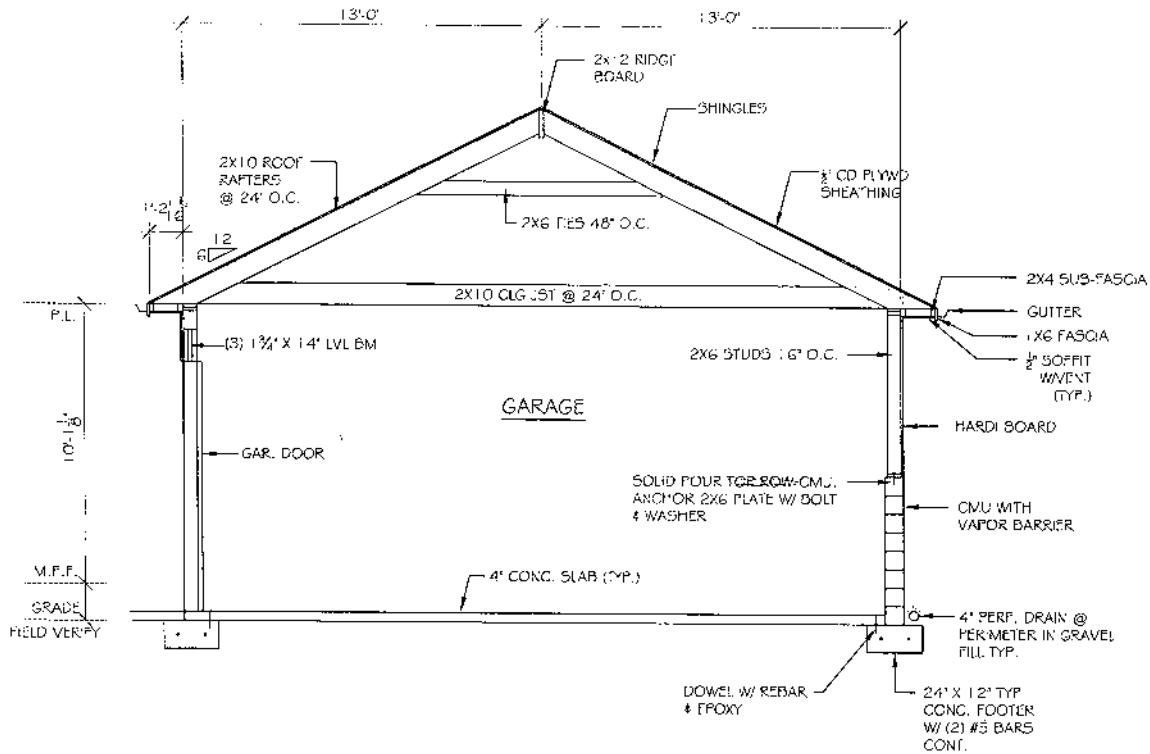
ROOF PLANELECTRICAL PLAN
 SCALE: 0-1/8" = 1'-0"

ANDERSON
 GARAGE
 1705 STARBUCK TRAIL
 SNOWVILLE, TN

D.J. DESIGN
 805 221 3221

3

THE USER OF THESE DOCUMENTS TO PROVIDE ALL NECESSARY INFORMATION TO THE DESIGNER AND TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE USER'S FAILURE TO OBTAIN NECESSARY INFORMATION OR FOR THE USER'S FAILURE TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE USER'S FAILURE TO OBTAIN NECESSARY INFORMATION OR FOR THE USER'S FAILURE TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED.



SECTION "A-A"
SCALE: 0-1/2" = 1'-0"

REVISIONS

DETAILS
SCALE: 0-1/2" = 1'-0"

ANDERSON GARAGE
1708 SCARLETT TUNAL
ANDERSON, TN

D.J. DESIGN
865.291.393

DATE	07/20/19
ISSUED BY	DR
SCALE	
NO.	
PROJECT NO.	

8-C-19-UR
Received: 6/24/2019



REQUEST TYPE

DEVELOPMENT

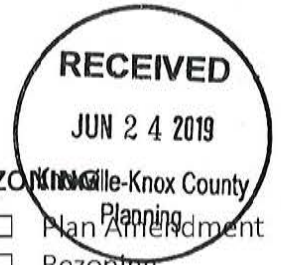
- Development Plan
- Use on Review / Special Use

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning



6/24/19

Date Filed

8/8/19

Meeting Date

8-C-19-UR

File Numbers(s)

APPLICATION CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Curt Anderson
Name Company

1705 Star mont Trail Knoxville TN 37909
Address City State Zip

423-319-6520 Chaiyos71@gmail.com
Phone Email

CURRENT PROPERTY INFO

Curt Anderson 423-319-6520
Owner Name (if different) Owner Address Owner Phone

1705 Star mont Trail 1076A 10
Property Address Parcel ID

Knoxville city South of Yosemite Trail 35,769 S.F.
General Location Tract Size

R-1 house SFR
Zoning District Existing Land Use

Northwest City LDR City
Planning Sector Sector Plan Land Use Classification Growth Policy Plan Designation

City of Knoxville 2
Jurisdiction (specify district above) City Council County Commission

REQUEST

DEVELOPMENT

- Development Plan Use on Review / Special Use
 Residential Non-Residential

Home Occupation (specify): _____

Other (specify): Accessory structure in R-1 1083#

SUBDIVISION

Proposed Subdivision Name _____ Unit / Phase Number _____

Concept Plans in Planned District or Zone

Parcel Change

Combine Parcels Divide Parcel Total Number of Lots Created: _____

Other (specify): _____

Attachments / Additional Requirements

ZONING

Proposed Property Use (specify) _____ Proposed Density (units/acre) _____ Previous Rezoning Requests _____

Zoning Change Plan Amendment Change

Proposed Zoning _____ Proposed Plan Designation(s) _____

Other (specify): _____

STAFF USE ONLY

ATTACHMENTS

- Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

- Design Plan Certification (Final Plat only)
 Use on Review / Special Use (Concept Plan only)
 Traffic Impact Study

FEE 1:	\$ 450 ⁰⁰	TOTAL: \$ 450 ⁰⁰
FEE 2:		
FEE 3:		

AUTHORIZATION

James Reed
Staff Signature

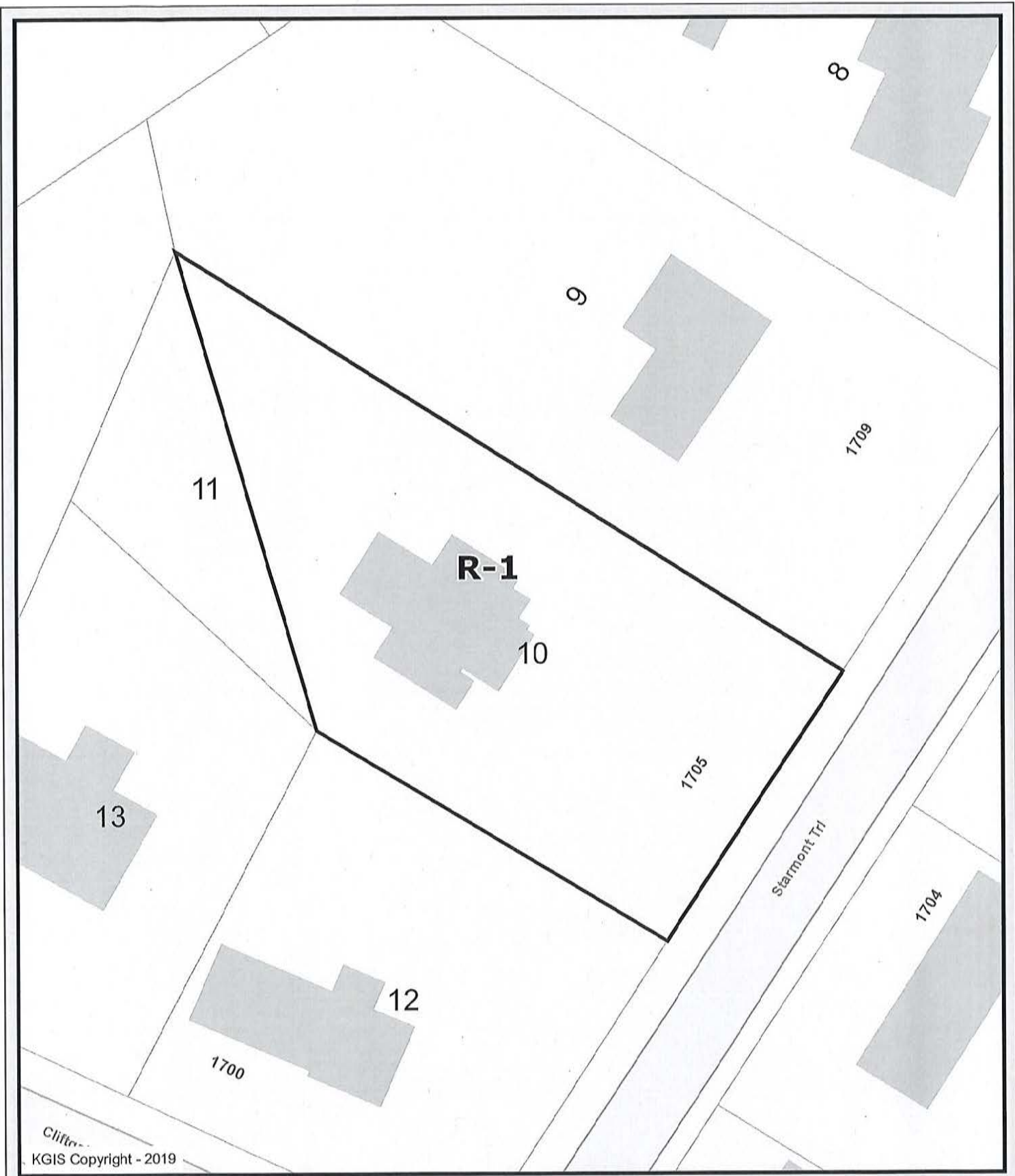
James Reed
Please Print

6/24/19
Date

Joe Wood
Applicant Signature

Joe Wood
Please Print

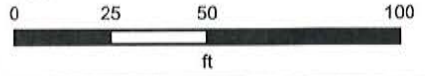
06/24/19
Date



Cliff...
KGIS Copyright - 2019

Letter Portrait

Printed: 6/24/2019 at 12:19:11 PM



Knoxville - Knox County - KUB Geographic Information System

KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

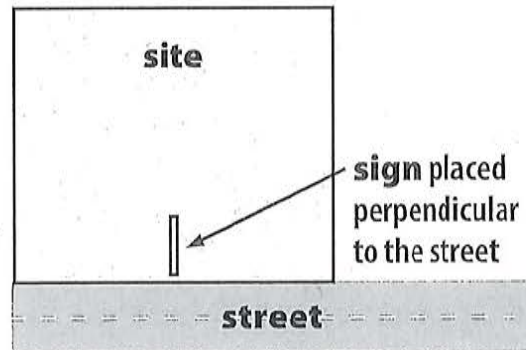
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted Administrative Rules and Procedures.

At the time of application, staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the Planning offices. The applicant will be charged a fee of \$10 for each replacement sign.

LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.



TIMING

The sign(s) must be posted 15 days before the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next Planning Commission meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

7/24/19 and 8/9/18
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: Joe Wood

Printed Name: Joe Wood

Phone: 423-319-6520 Email: Chaiyos 71@gmail.com

Date: 6/24/19

File Number: 8-C-19-UR

PROPERTY ASSESSOR'S OFFICE - KNOX COUNTY, TENNESSEE
MAP DEPARTMENT - OWNERSHIP CARD

Source: KGIS

ACTIVE NORMAL

06/27/2019

District	Map	Insert	Group	Parcel	Ward	Property Location		
	107	G	A	10	48	1705 STARMONT TRL		
Subdivision				Block	Lot	Plat	Dimensions (shown in ft.)	Acreage
TIMBER CREST UNIT 3				J-	2-	<u>25-139</u>	124 X 306.12 X IRR	0.00 - A.C. Deeded
								0.00 - A.C. Calculated
Owner				Sale Date	Book	Page	Sale Price	Mailing Address
SHIRLEY PAUL K & NADINE L				1/4/1976	<u>1700</u>	466	\$ 6,500	1716 STARMONT TRAIL KNOXVILLE, TN 37909
KNOXVILLE CHRISTIAN SCHOOL				11/1/2012	<u>20121107</u>	0030202		11549 SNYDER RD KNOXVILLE, TN 37932
SIMONEAUX STANLEY S Jr & SIMONEAUX CRYSTAL A				11/1/2012	<u>20121107</u>	0030203	\$ 34,000	5314 LANCE DR KNOXVILLE, TN 37909
EIDSON LINDA				3/25/2019	<u>20190401</u>	0057264	\$ 280,000	1705 STARMONT TRL KNOXVILLE, TN 37909

Remarks

ATTRIBUTES FROM NCR LOADER

Parent Parcel	Parent Instrument Number
Previous Parcel (Split From)	Next Parcel (Merged Into)