



USE ON REVIEW REPORT

▶ **FILE #:** 1-A-19-UR

AGENDA ITEM #: 37

AGENDA DATE: 1/10/2019

▶ **APPLICANT:** TONY WILSON

OWNER(S): Tony Wilson

TAX ID NUMBER: 59 O B 022

[View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS: 3914 Luwana Rd

▶ **LOCATION:** East side of Luwana Rd, north of Valley View Dr

▶ **APPX. SIZE OF TRACT:** 1.6 acres

SECTOR PLAN: East City

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

ACCESSIBILITY: Access is via Luwana Rd., a local street with a pavement width of 16' within a 20' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Love Creek

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

▶ **EXISTING LAND USE:** Single family residential

▶ **PROPOSED USE:** 294 sqft addition to existing accessory structure (total 1,494 sqft)

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Single family, Rural residential / R-1 (Low Density Residential) & RP-1 (Planned Residential)

South: Single family, Rural residential / R-1 (Low Density Residential) & RP-1 (Planned Residential)

East: Attached residential / RP-1 (Planned Residential)

West: Vacant land / RP-1 (Planned Residential)

NEIGHBORHOOD CONTEXT: This area consists of attached and detached dwellings developed in the RP-1 and R-1 zone districts.

STAFF RECOMMENDATION:

▶ **APPROVE** a 294 square foot addition to the existing 1,200 square foot detached garage 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:

This proposal is to construct a 294 sqft addition to the rear of an existing garage that is 1,200 sqft. The zoning ordinance limits the size of accessory structures in the R-1 zone to a maximum footprint of 1,100 sqft without use-on-review approval and 1,500 square feet with use-on-review approval; however, no more than the footprint of the primary structure. The house has a footprint of 1,661 sqft and the total footprint of the detached garage will be 1,494 sqft. The maximum building coverage for both the primary structure and accessory structures can be no more than 30 percent of the lot and the garage and house will be well under this at approximately 5 percent lot coverage.

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

1. The addition to the existing detached garage will be no taller or closer to the side lot lines than the existing garage and should not adversely impact adjacent properties. The existing garage is setback approximately 48' from the side lot line with the closest adjacent house.

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 detached garage and addition 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.

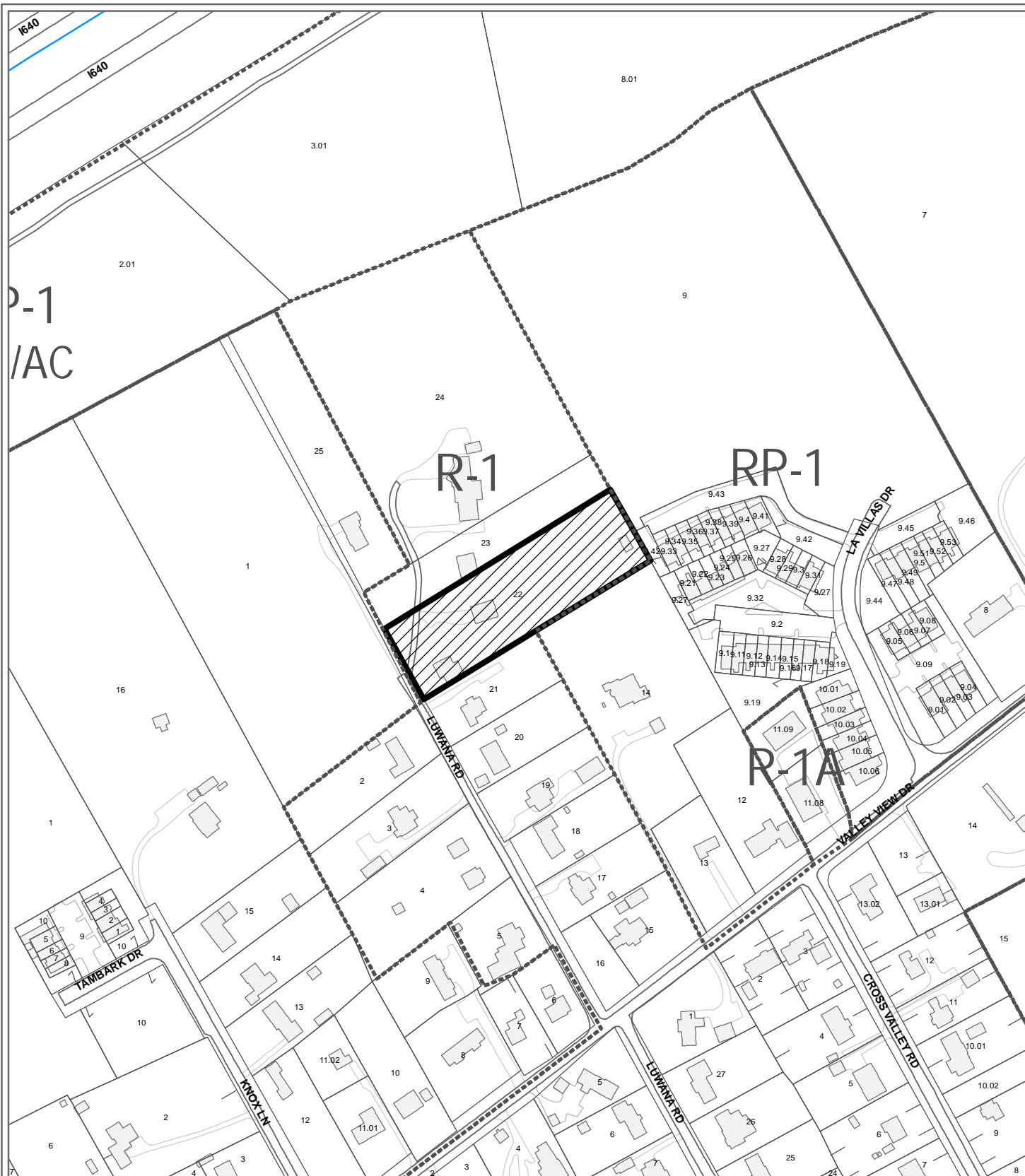
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The East City Sector Plan and One Year Plan propose medium 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.

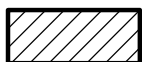
ESTIMATED TRAFFIC IMPACT: Not required.

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.



**1-A-19-UR
USE ON REVIEW**



294 sqft addition to existing accessory structure (total 1,494 sqft) in R-1 (Low Density Residential)

Original Print Date: 12/17/2018 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Wilson, Tony

Map No: 59
Jurisdiction: City



KNOXVILLE REGIONAL COUNTY
M P C
METROPOLITAN
PLANNING
COMMISSION
TELEPHONE SERVICE
 Suite 403 • City County Building
 400 Main Street
 Knoxville, Tennessee 37902
 865 • 215 • 2500
 FAX • 215 • 2068
 www.knoxmpc.org

Use on Review **Development Plan**

Name of Applicant: Tony A. Wilson
 Date Filed: November 20 2018 Meeting Date: January
 Application Accepted by: Marc Payne
 Fee Amount: 74 File Number: Development Plan 74
 Fee Amount: 450⁰⁰/~~100~~ File Number: Use on Review L-A-19-UR



PROPERTY INFORMATION

Address: 3914 Luwana Rd
 General Location: 1/2 Luwana Rd
1/2 Valley View Dr.
 Tract Size: 1.6 ac. No. of Units: _____
 Zoning District: R-1
 Existing Land Use: Residence and Accessory
 Planning Sector: East City
 Sector Plan Proposed Land Use Classification: MDR
 Growth Policy Plan Designation: City
 Census Tract: 38
 Traffic Zone: B1
 Parcel ID Number(s): 0590B022
 Jurisdiction: City Council 4th District
 County Commission _____ District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT
 Name: Tony A Wilson
 Company: _____
 Address: 3914 LUWANA LN
 City: KNOXVILLE State: TN Zip: 37917
 Telephone: 865-673-0558
 Fax: _____
 E-mail: 72WilsonTA@gmail.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT
 Name: _____
 Company: _____ AS
 Address: SAME
 City: _____ State: _____ Zip: _____
 Telephone: _____ Above
 Fax: _____
 E-mail: _____

APPROVAL REQUESTED

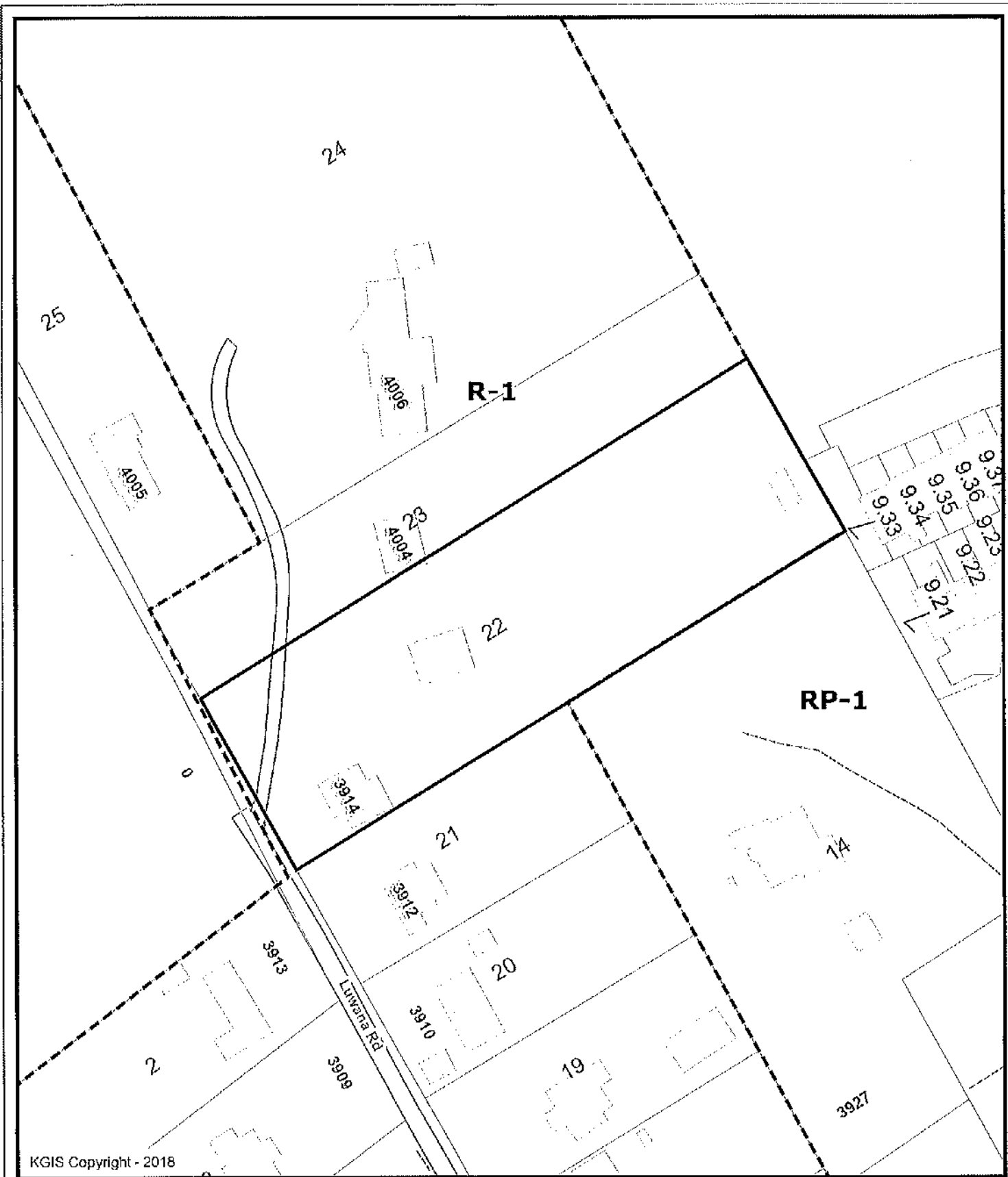
Development Plan: Residential Non-Residential
 Home Occupation (Specify Occupation)

 Other (Be Specific)
Accessory Bldg exceeds what is allowed

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: Tony A. Wilson
 PLEASE PRINT
 Name: _____
 Company: _____ AS
 Address: SAME
 City: _____ State: _____ Zip: _____
 Telephone: _____ Above
 E-mail: _____

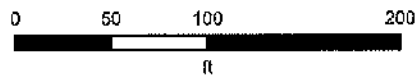


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Letter Portrait

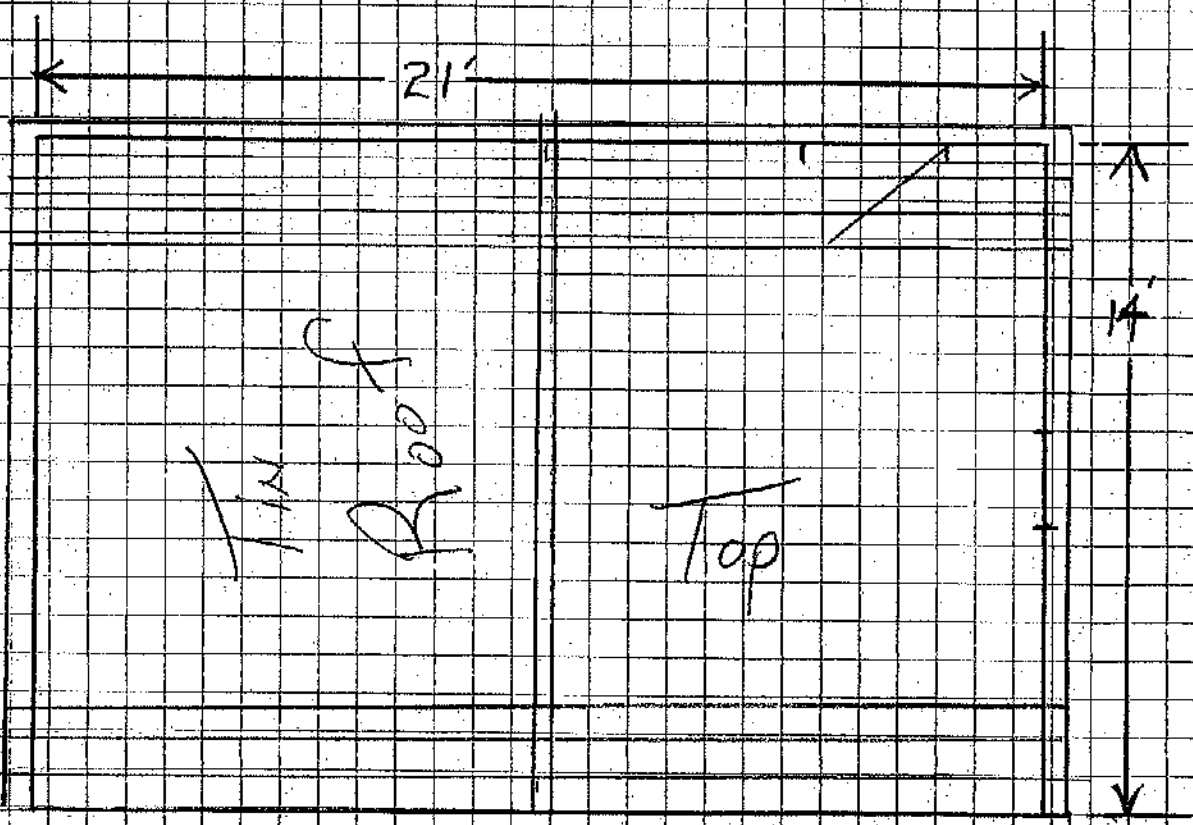
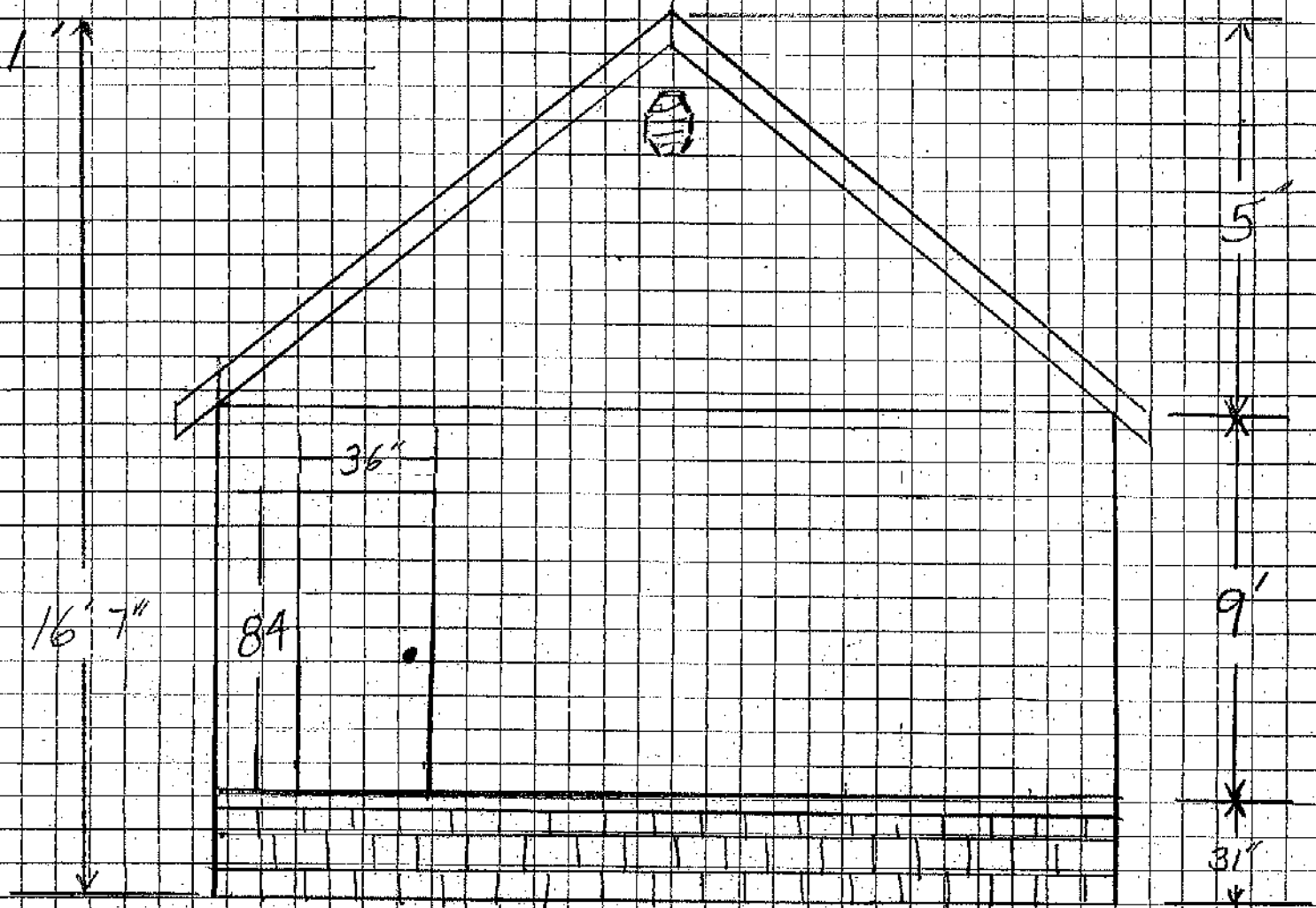


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Knoxville - Knox County - KUB Geographic Information System

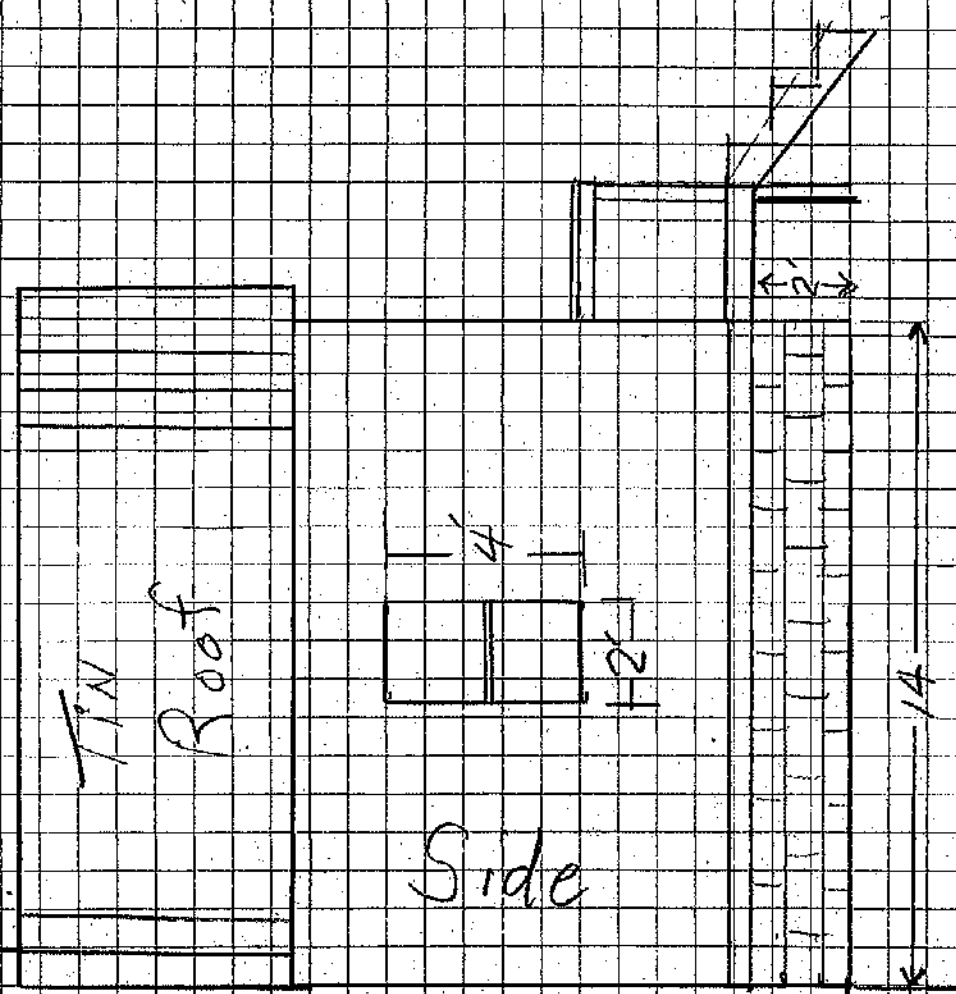
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EXISTING 30'

Tony Wilson
3914 LAWANA Rd
Knoxville, TN 37917

Hardy Plank Siding



Not to Scale

Street

80+

30'

40'

64'

1200 S/F

Existing

No Family Dwelling

GARAGE

63'

GARAGE Total S/F 1494
House Total S/F 1661

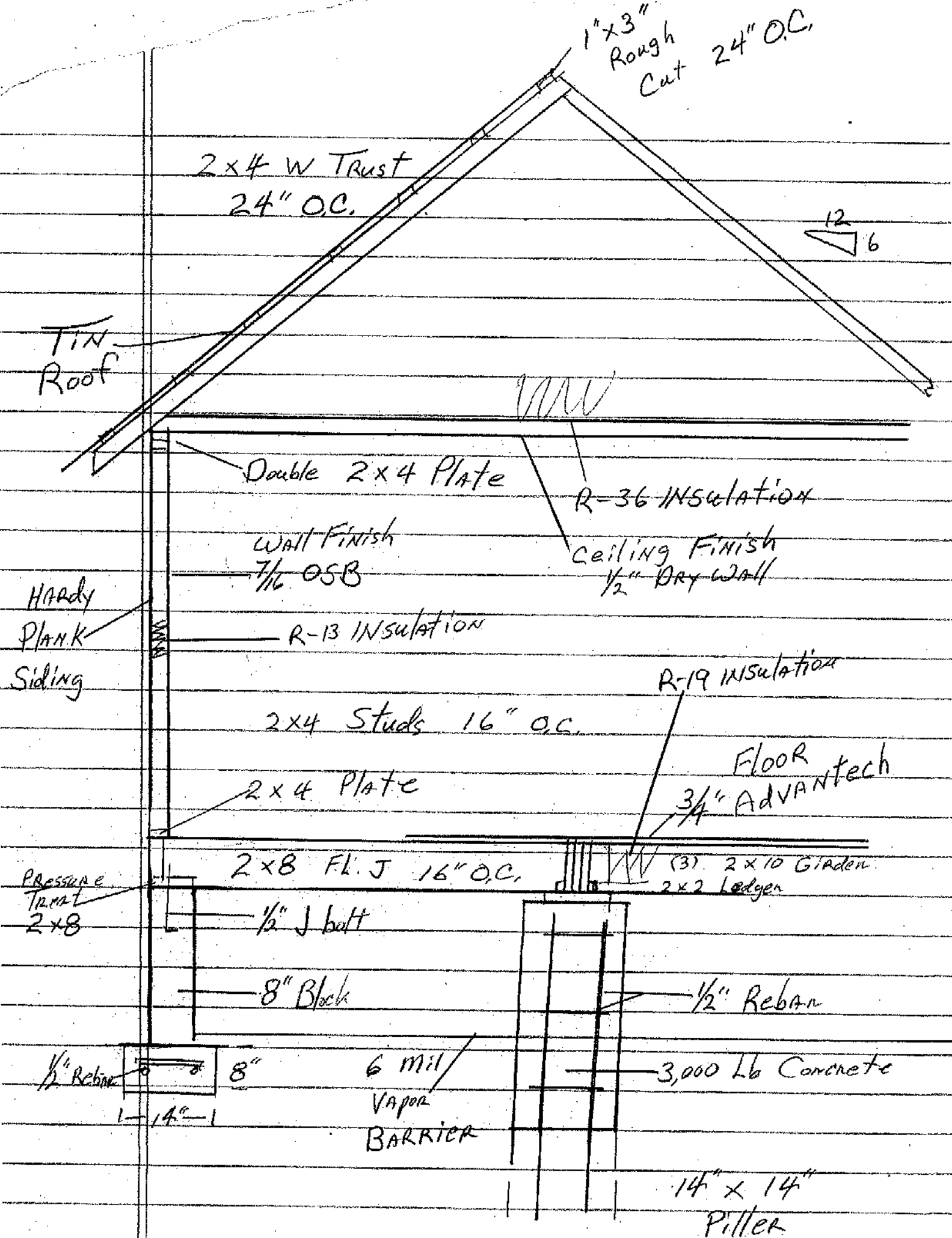
100+

294 SF

Addition

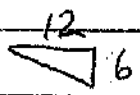
21'

14'



1" x 3" Rough Cut 24" O.C.

2 x 4 W Truss
24" O.C.



TIN Roof

Double 2 x 4 Plate

R-36 INSULATION

Wall Finish
7/16 OSB

Ceiling Finish
1/2" DRY WALL

Hardy
Plank
Siding

R-13 INSULATION

2 x 4 Studs 16" O.C.

R-19 INSULATION

2 x 4 Plate

FLOOR
3/4" Advantech

Pressure
Treated
2 x 8

2 x 8 FL. J 16" O.C.

(3) 2 x 10 GIRDERS
2 x 2 Ledger

1/2" J batt

8" Block

1/2" Rebar

1/2" Rebar

8"

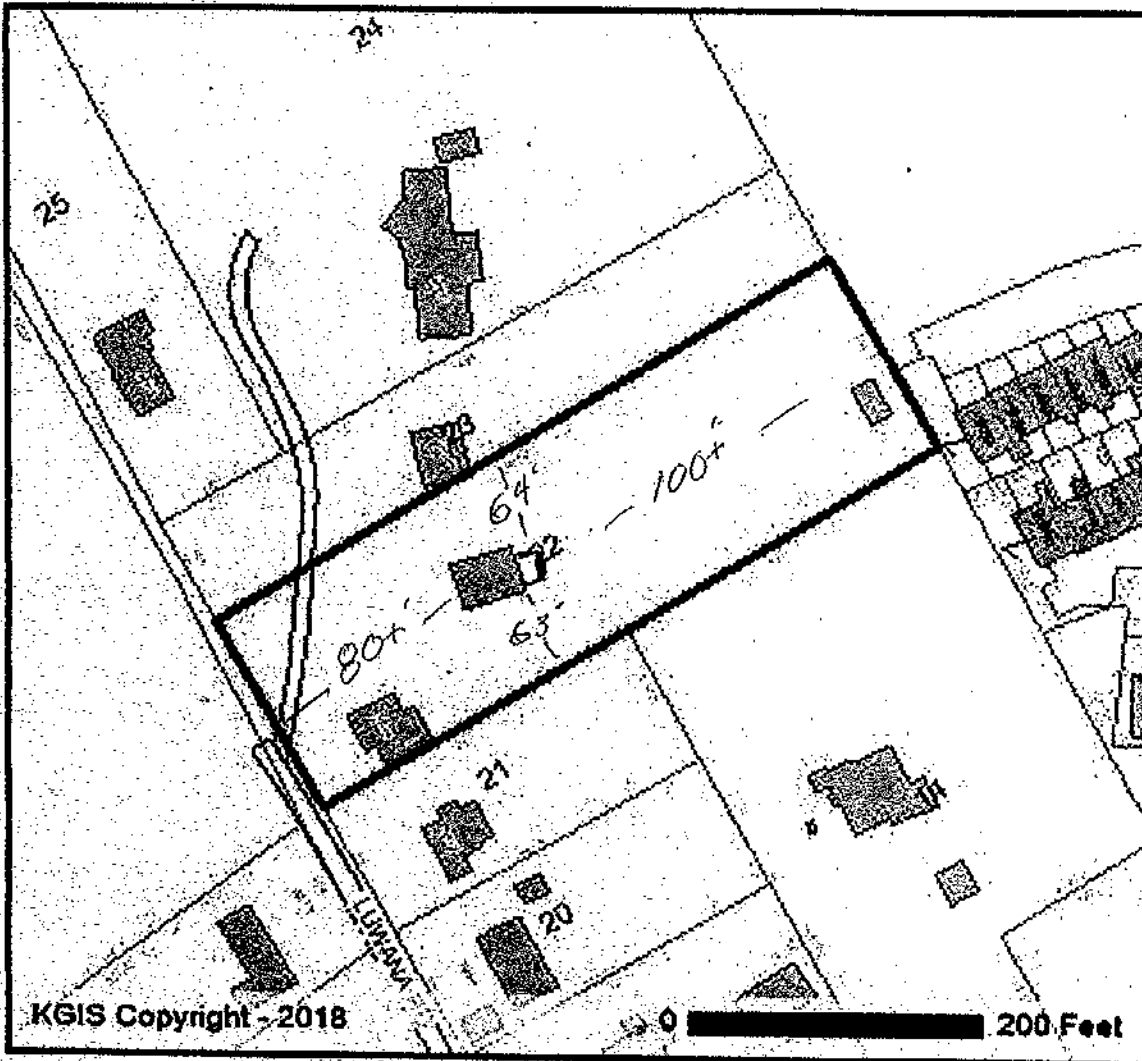
6 mil/
Vapor
BARRIER

3,000 Lb Concrete

1 - 14"

14" x 14"
Pillar

3914 LUWANA RD - Property Map and Details



Property Information

Parcel ID:
 Location Address:
 CLT Map:
 Insert:
 Group:
 Condo Letter:
 Parcel:
 Parcel Type:
 District:
 Ward:
 City Block:
 Subdivision:
 Rec. Acreage:
 Calc. Acreage:
 Recorded Plat:
 Recorded Deed:
 Deed Type:
 Deed Date:

Address Information

Site Address: 3914 LUWANA RD
 KNOXVILLE - 37917
 Address Type: RESIDENTIAL
 Site Name:

Owner Information

WILSON TONY A & WILSON
 3914 LUWANA RD
 KNOXVILLE, TN 37917
 The owner information shown in this report is the person(s) responsible for Land to the Knox County Property Assessor.

Jurisdiction Information

County: KNOX COUNTY
 City / Township: Knoxville

MPC Information

Census Tract: 30
 Planning Sector: East
 Please contact Knox County Metropolitan Planning Commission at (865) 215-2500 if you have questions.

Political Districts

Voting Precinct: 33
 Voting Location: Richard Yoakley School

School Zones

Elementary: S
 Intermediate:

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

Source: KGIS

ACTIVE NORMAL

11/19/2018

District	Map	Insert	Group	Parcel	Ward	Property Location		
	59	O	B	22	33	3914 LUWANA RD		
Subdivision				Block	Lot	Plat	Dimensions (shown in ft.)	Acreage
				-	-	-	148.4 X 491.4 X IRR	0.00 - A.C. Deeded 1.60 - A.C. Calculated
Owner		Sale Date	Book	Page	Sale Price	Mailing Address		
WILSON JIM A & NORMA NEAL		9/3/1976	1590	566		4006 LUWANA RD KNOXVILLE, TN 37917		
WILSON TONY A & WILSON VICKY D		8/30/2018	20180831	0014270		3914 LUWANA RD KNOXVILLE, TN 37917		

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Remarks

ATTRIBUTES FROM NCR LOADER

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

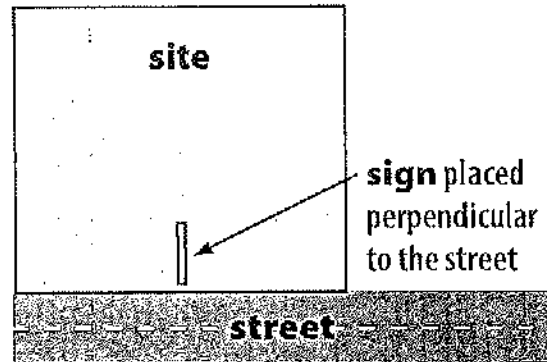
REQUIRED SIGN POSTING AGREEMENT

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 MPC Administrative Rules and Procedures.

At the time of application, MPC 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 MPC 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. MPC 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 MPC 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 MPC 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:

12/27/2019

(15 days before the MPC meeting)

and

1/11/2019

(the day after the MPC meeting)

Signature: Tony A. Wilson

Printed Name: TONY A. WILSON

Phone: 865-673-0550

Email: 72Wilson+TA@gmail.com

Date: 11/20/18

MPC File Number: 1-A-19-UR