



USE ON REVIEW REPORT

▶ **FILE #:** 11-C-19-UR

AGENDA ITEM #: 28

AGENDA DATE: 11/14/2019

▶ **APPLICANT:** WILLIAM F. ANDREWS

OWNER(S): Bob Marquis

TAX ID NUMBER: 107 M E 030

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 3819 Oakhurst Dr.

▶ **LOCATION:** North side of Oakhurst Dr., north of Woodside St.

▶ **APPX. SIZE OF TRACT:** 18000 square feet

SECTOR PLAN: West City

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

ACCESSIBILITY: Access is via Oakhurst Dr., a local street with 25' of pavement width within a 50' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Tennessee River

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

▶ **EXISTING LAND USE:** SFR (Single Family Residential)

▶ **PROPOSED USE:** Increase footprint of existing detached garage from 929 sqft to 983 sqft

HISTORY OF ZONING: None noted.

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

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

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

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

NEIGHBORHOOD CONTEXT: The property is located within the Sequoyah Hills neighborhood, in an area developed with single family houses.

STAFF RECOMMENDATION:

▶ **APPROVE the request to increase the footprint of the existing garage to approximately 983 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 unless otherwise approved by the Board of Zoning Appeals.

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 expand the footprint of the existing detached garage from 929 square feet to 983 square feet to accommodate a new enclosed stair to provide access to the second story addition for an art studio. The maximum footprint of an accessory structure for a lot of this size is 900 sqft, or 1,100 sqft with use on review approval. The 54 sqft addition will be located on the south elevation of the garage, which is toward the primary structure. The height of the garage with the addition will be greater than the maximum 15 feet allowed by the R-1 zone, however, on September 19, 2019, the Board of Zoning Appeals approved a variance to allow the proposed height of 17'-8".

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

1. The addition to the garage footprint will be toward the interior of the lot and not toward adjacent property lines.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE CITY OF 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 maximum lot coverage is 30 percent for the principal residential and accessory buildings and the proposed lot coverage will be approximately 16 percent.
2. The proposed garage 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 PLANS

1. The West 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.

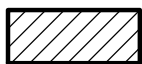
ESTIMATED TRAFFIC IMPACT: Not required.

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.



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



Increase footprint of existing detached garage from 929 sqft to 983 sqft in R-1 (Low Density Residential)

Petitioner: Andrews, William F.

Map No: 107

Jurisdiction: City



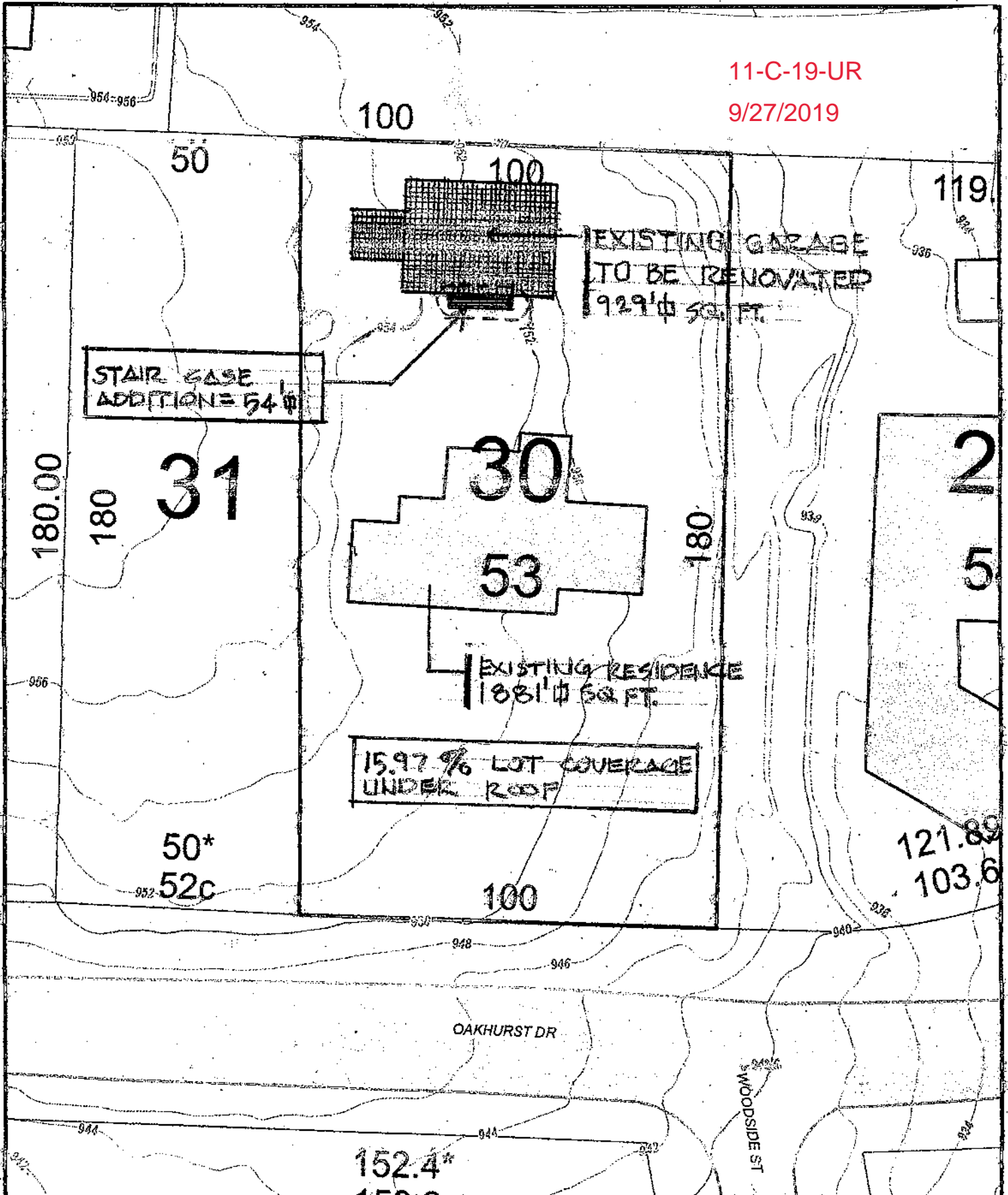
Original Print Date: 10/11/2019

Revised:

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

11-C-19-UR

9/27/2019



STAIR CASE ADDITION = 54' x 10' FT.

EXISTING GARAGE TO BE RENOVATED 929' x 50' FT.

EXISTING RESIDENCE 188' x 50' FT.

15.97% LOT COVERAGE UNDER ROOF

180.00

180

31

30

53

180

2

5

50*
52c

100

121.89
103.6

OAKHURST DR

WOODSIDE ST

152.4*



1 inch = 30 feet

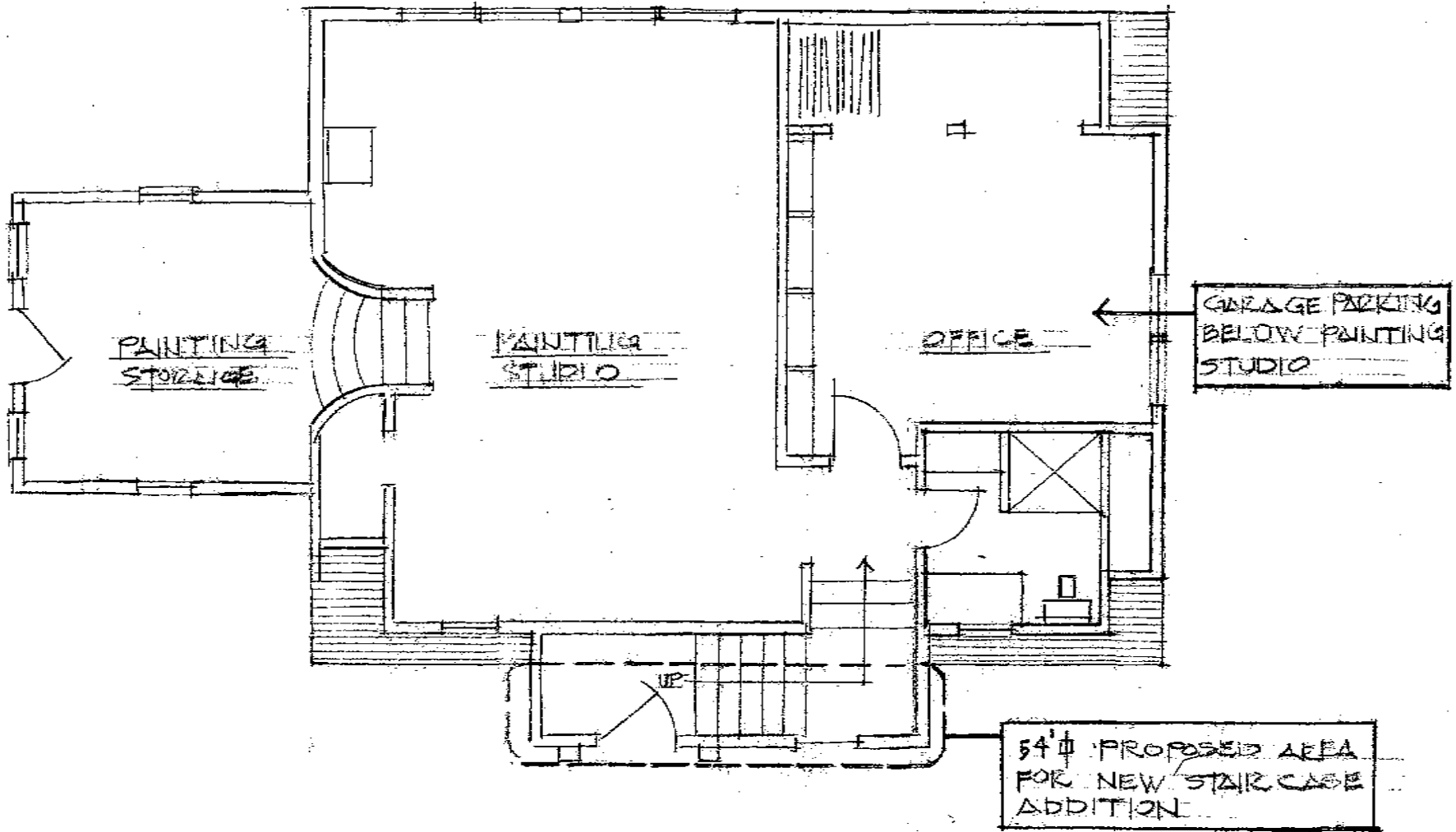
Knoxville - Knox County - KUB
Geographic Information System
Parcel: 107ME030



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9/27/2019



EXISTING GARAGE	929'
PROPOSED STAIR CASE ADDITION	54'

11-C-19-UR

Revised: 10/28/2019



9-K-19-VA



PROPOSED STAIR CASE ADDITION IS
3.5' X 15.33' @ 54". THIS INCREASE
IN BUILDING AREA IS LOCATED
BETWEEN EXIST HOUSE & EXISTING GARAGE



DEVELOPMENT REQUEST



DEVELOPMENT

- Development Plan
- Use on Review / Special Use

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning

Applicant William F Andrews

Date Filed 9-27-19 Meeting Date (if applicable) 11/14/2019 File Number(s) 11-C-19-^{OR}~~1~~

CORRESPONDENCE

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

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

Name William F Andrews Company William Andrews Architects

Address 196 Mainsail Rd City Kingston State TN Zip 37763

Phone 855-660-1170 Email bill@williamandrewsarchitects.com

CURRENT PROPERTY INFO

Owner Name (if different) Bob Marquis Owner Address 3819 Oakhurst Drive Owner Phone _____

Property Address 3819 Oakhurst Drive Parcel ID 107ME030

General Location Sequoyah Hills Tract Size ± 4/10 Acre (18,000 sqft)
N/S Oakhurst Dr. at intersection of Woodside St.

Jurisdiction (specify district above) District #2 City County Zoning District R-1

Planning Sector West City Sector Plan Land Use Classification LDR Growth Policy Plan Designation within city limits

Existing Land Use Single Family Residential Septic (Y/N) _____ Sewer Provider KUB Water Provider KUB

REQUEST

DEVELOPMENT

Development Plan Use on Review / Special Use

Residential Non-Residential

Home Occupation (specify): 54' x 54' ft.

Other (specify): ~~Entire~~ Stair to ~~add~~ access painter studio above garage.

SUBDIVISION

Proposed Subdivision Name _____ Unit / Phase Number _____

Parcel Change

Combine Parcels Divide Parcel Total Number of Lots Created: _____

Other (specify): _____

Attachments / Additional Requirements

ZONING

Zoning Change: _____
Proposed Zoning _____

Plan Amendment Change: _____
Proposed Plan Designation(s) _____

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

Other (specify): _____

STAFF USE ONLY

PLAT TYPE

Staff Review Planning Commission

ATTACHMENTS

Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

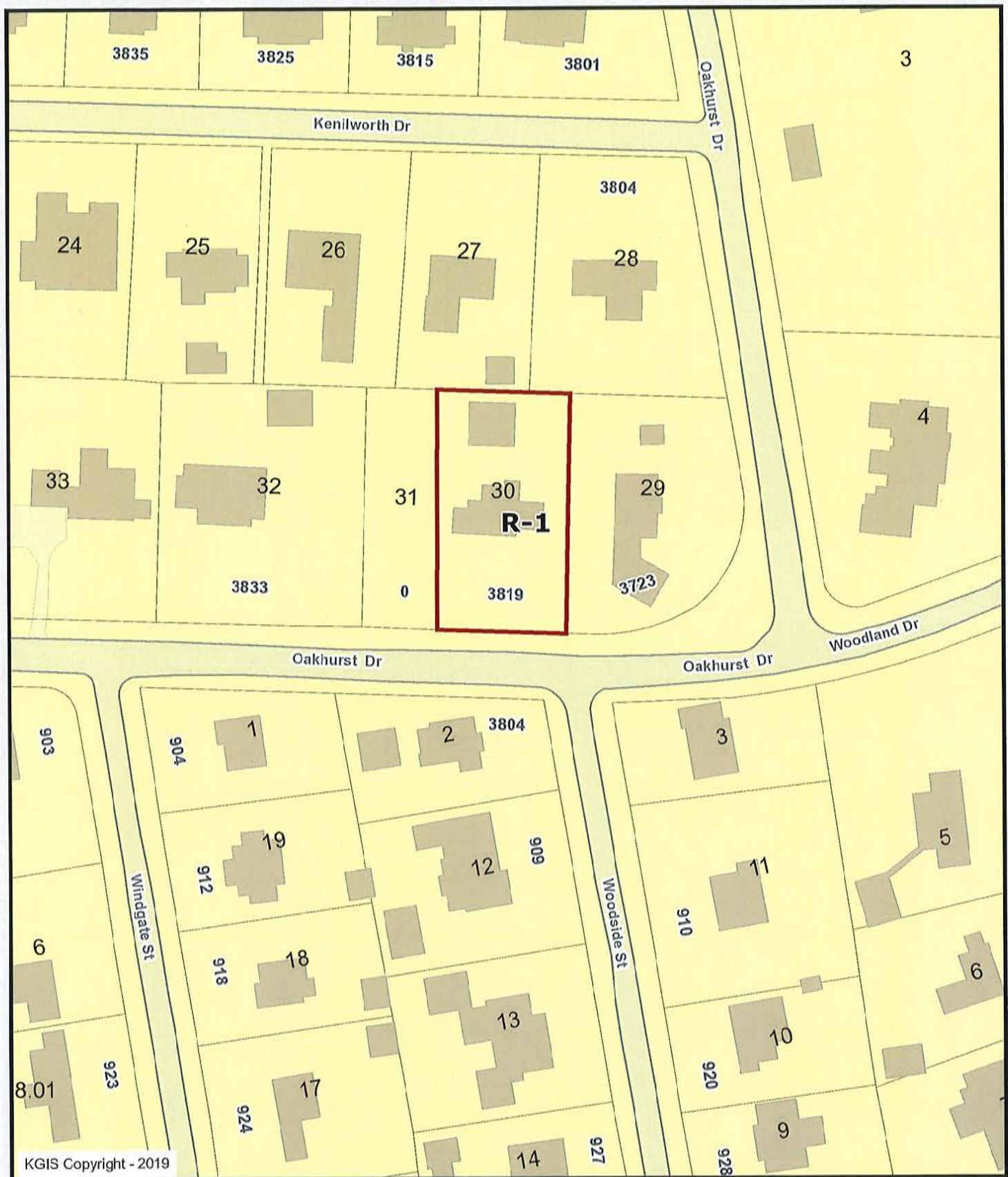
- Design Plan Certification (Final Plat only)
- Use on Review / Special Use (Concept Plan only)
- Traffic Impact Study

FEE 1:		TOTAL:
	450.00	
FEE 2:		
FEE 3:		\$450.00

AUTHORIZATION

 _____ Michelle Portier _____ 9/27/2019 _____
Staff Signature Please Print Date

 _____ William F Andrews _____ 9-27-19 _____
Applicant Signature Please Print Date



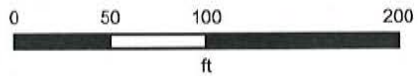
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3819 Oakhurst Drive

Knoxville - Knox County - KUB Geographic Information System



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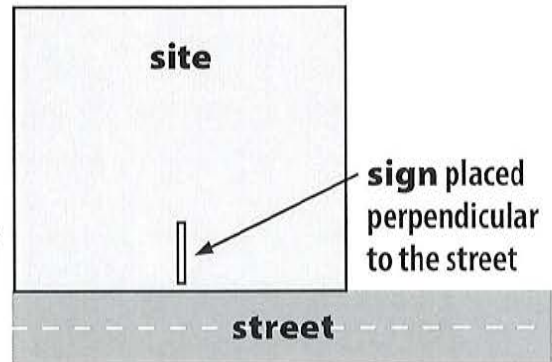
REQUIRED SIGN POSTING AGREEMENT

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:

10/30/2019 and 11/15/2019
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: William F. Andrews

Printed Name: William F Andrews

Phone: 865-660-1170 Email: bill@williamandrewsarchitects.com

Date: 9-27-19

File Number: 11-C-19-UR