

# CASE SUMMARY

## APPLICATION TYPE: USE ON REVIEW



**File Number:** 1-C-20-UR  
**Application Filed:** 11/20/2019  
**Applicant:** PETER DADZIE

**Related File Number:**  
**Date of Revision:**

### PROPERTY INFORMATION

**General Location:** South side of Tillery Road, west side of Paris Road.  
**Other Parcel Info.:**  
**Tax ID Number:** 80 C A 028 **Jurisdiction:** City  
**Size of Tract:** 5.042 acres  
**Accessibility:** Access is via Tillery Road, a minor collector street with an 24' pavement width within a 50' right-of-way, and Paris Rd., a local street with an 18' pavement width within a 50' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residential  
**Surrounding Land Use:**  
**Proposed Use:** Duplexes (3) **Density:**  
**Sector Plan:** Northwest City **Sector Plan Designation:** LDR (Low Density Residential)  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** The site is located in an area of low density residential development that has developed under R-1, R-1A and RP-1 zoning.

### ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

**Street:** 5115 Tillery Rd.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** R-1 (Low Density Residential)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** None noted

### PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**

## **SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

## **OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

## **PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the development plan for 3 duplexes with each duplex on an individual lot, subject to 3 conditions.

Staff Recomm. (Full):  
1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.  
2. Meeting all applicable requirements of the City of Knoxville Department of Engineering.  
3. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.

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 requesting approval for a duplex to be located on 3 of the 4 lots in this proposed 4 lot subdivision. The fourth lot is proposed for a single-family residence. Two of the duplex lots will share a driveway with access to Tillery Road. The third duplex and single-family residence will have access to Paris Road. A duplex is only allowed in the R-1 (Low Density Residential) zoning district through a use on review approval. All three duplex lots, which range in size from 15,009 to 20,739 square feet, exceed the minimum standards for a duplex in the R-1 zoning district.

This property was zoned R-1 (Low Density Residential) when the application was submitted. Under the City of Knoxville's Adopted Zoning Map, the property has been rezoned to the RN-1 (Single-Family Residential Neighborhood). This request is being considered under the R-1 zoning district standards.

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

1. The proposed development will have minimal impact on local services since utilities are in place to serve this site.
2. The proposed development is compatible in scale and density with other development that has occurred in the area.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. With the recommended conditions, the proposal meets all requirements of the R-1 zoning district as well as the general criteria for approval of a use on review.
2. The proposed duplex development 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 substantial additional traffic through residential areas. No surrounding land uses will pose a hazard or create and unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest City Sector Plan and One Year Plan designate low density residential uses (up to 6 du/ac) for the site. The proposed development at a density of 4.96 du/ac for the duplex lots, conforms with both the Sector Plan and One Year Plan.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved

Meeting Date: 1/9/2020

Details of Action:

**Summary of Action:** APPROVE the development plan for 3 duplexes with each duplex on an individual lot, subject to 3 conditions.

**Date of Approval:** 1/9/2020

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:** ☐ **Action Appealed?:**

### ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:** Knoxville City Council

**Date of Legislative Action:**

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:**

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**