

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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File Number: 1-D-16-UR **Related File Number:**
Application Filed: 11/30/2015 **Date of Revision:**
Applicant: WORLEY BUILDERS, INC. RON WORLEY

PROPERTY INFORMATION

General Location: East side of Bob Kirby Rd., north of Dutchtown Rd.
Other Parcel Info.:
Tax ID Number: 118 E L 004 **Jurisdiction:** County
Size of Tract: 12064 square feet
Accessibility: Access is via Bob Kirby Rd., a minor collector street with a 70' right-of-way at the transition between a two lane street and a three lane section with a left turn southbound center lane.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant lot
Surrounding Land Use:
Proposed Use: Duplex **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** LDR
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The site is located within an area of low density residential neighborhoods that has developed under RA (Low Density Residential), PR (Planned Residential) and A (Agricultural) zoning.

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

Street: 808 Bob Kirby Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RA (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:

Policy Plan map.

Action: Approved **Meeting Date:** 1/14/2016

Details of Action:

1. Meeting all applicable requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted this plan meets the requirements for approval in the RA Zone and the other criteria for approval of a Use on Review.

Summary of Action: APPROVE the request for a duplex on an individual lot as identified on the development plan subject to 3 conditions.

Date of Approval: 1/14/2016 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Board of Zoning Appeals

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:**