CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 1-D-16-UR Related File Number:

Application Filed: 11/30/2015 **Date of Revision:**

Applicant: WORLEY BUILDERS, INC. RON WORLEY



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

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:

2/1/2016 11:21 AM Page 1 of 3

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.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the request for a duplex on an individual lot as identified on the development plan subject

to 3 conditions.

Staff Recomm. (Full):

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

/Vorks

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.

Comments: The applicant is requesting approval for a duplex to be located on a lot that has frontage on the east side of Bob Kirby Rd, just north of the intersection with Dutchtown Rd. A duplex is only allowed in the

side of Bob Kirby Rd, just north of the intersection with Dutchtown Rd. A duplex is only allowed in the RA (Low Density Residential) zoning district through a use on review approval. At 12,064 square feet, the lot meets the minimum lot size requirement to allow a duplex when the lot will be served by a

sanitary sewer system.

There is a sinkhole located on the rear portion of the lot that places some restriction on the location of the duplex building. A geotechnical study has already been prepared and submitted to the Knox County Department of Engineering and Public Works. The results of the study support allowing the duplex to encroach into the 50' sinkhole buffer but construction would not be allowed in the closed depression and surrounding 5' easement.

The Planning Commission had approved a Use on Review application (8-A-15-UR) on August 13, 2015 for a duplex to be located on each of the three lots directly north of this lot.

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

- 1. All utilities are in place to serve this site.
- 2. The traffic generated from the duplex development will be only slightly higher than what would be expected with a detached residential subdivision.
- 3. The proposed development is similar in density to other residential development in the area.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

- 1. With the recommended conditions, the proposal meets all requirements of the RA zoning 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 MPC PLANS

- 1. The Northwest County Sector Plan designates low density residential uses for the site. The proposed development conforms with the Sector Plan.
- 2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth

2/1/2016 11:21 AM Page 2 of 3

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:1/14/2016Date 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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

2/1/2016 11:21 AM Page 3 of 3