

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 10-E-19-UR **Related File Number:**
Application Filed: 8/26/2019 **Date of Revision:**
Applicant: SCOTT WILLIAMS

PROPERTY INFORMATION

General Location: West side of Bob Kirby Rd., north of Dutchtown Rd.
Other Parcel Info.:
Tax ID Number: 118 122 **Jurisdiction:** County
Size of Tract: 1.3 acres
Accessibility: Access is via Bob Kirby Road, a minor collector with 36' of pavement width within 75' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: SFR (Single Family Residential)
Surrounding Land Use:
Proposed Use: Duplexes **Density:** 4.4 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The surrounding area consists of mostly single family residential uses, with planned residential developments and low density residential uses nearby. There are duplexes across Bob Kirby Road and under construction on the adjacent property to the north.

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

Street: 805 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: The property was rezoned from A to RA in September 2019 (8-E-19-RZ).

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: Mike Reynolds

Staff Recomm. (Abbr.): APPROVE the development plan for 3 duplexes on individual lots, subject to 6 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Providing landscape screening between parking on Lot 1 and Bob Kirby Road with review and approval by Planning staff before the issuance of building permits for Lot 1.
3. Certifying sight distance along Bob Kirby Rd. in accordance with the Knox County Access Control and Driveway Design Policy.
4. Submitting a geotechnical study for lots 1 & 2 for review and approval by the Knox County Department of Engineering and Public Works prior to approval of a plat.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. 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 duplexes to be located on 3 lots that share a driveway with access on the west side of Bob Kirby Road, just north of the intersection with Dutchtown Road. A duplex is only allowed in the RA (Low Density Residential) zoning district through a Use on Review approval and all three lots exceed the minimum standards for a duplex in that zone.

Duplexes require 2 parking spaces per unit. The proposed duplexes have surface parking as shown on the development plan. The parking area on lot 3 must have a turnaround that can accommodate a fire truck because the driveway is longer than 150' long. The parking area on lot 1 is proposed in the front yard of the duplex. Staff is recommending that landscape screening be provided between the parking on lot 1 and Bob Kirby Road. This is consistent with the Planning Commission requirement for the duplex development to the north.

There is a sinkhole located in the central portion of the property that places some restriction on the location of the duplex buildings. A geotechnical study must be prepared and submitted to the Knox County Department of Engineering and Public Works. The results of the study must support encroachment into the 50' sinkhole buffer to allow construction of the duplexes as shown on the development plan. If not, lot 2 may not be buildable and will need to be combined with one of the other lots.

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 proposed duplexes are compatible with the duplexes under construction to the north of this property and those already completed to the east.
3. The recommended parking lot landscape screening for lot 1 is consistent with the requirement placed on the adjacent duplex development to the north and will help maintain the residential character of 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 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 an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED 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 Policy Plan map.

Action: Approved with Conditions **Meeting Date:** 10/10/2019

Details of Action:

Summary of Action: APPROVE the development plan for 3 duplexes on individual lots, subject to 6 conditions.

Date of Approval: 10/10/2019 **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:**