

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 11-A-22-UR **Related File Number:**
Application Filed: 9/16/2022 **Date of Revision:**
Applicant: IVAN KRETSU

PROPERTY INFORMATION

General Location: West side of Westop Trl, south of Moneymaker Dr
Other Parcel Info.:
Tax ID Number: 105 G A 009 **Jurisdiction:** County
Size of Tract: 1.19 acres
Accessibility: Access is via Westop Trail, a local road with a 25-ft pavement width within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Duplex **Density:** 1.72
Sector Plan: Northwest County **Sector Plan Designation:** LDR (Low Density Residential), HP (Hillside Protect
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is primarily single family residential with some large lot agricultural.

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

Street: 0 WESTOP TRL
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: LDR (Low Density Residential), HP (Hillside Protection)
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:

Whitney Warner

Staff Recomm. (Abbr.):

APPROVE the request for a duplex as identified on the development plan, subject to 2 conditions.

Staff Recomm. (Full):

APPROVE the request for a duplex as identified on the development plan, subject to 2 conditions.

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

With the conditions noted, this plan exceeds the requirements for approval in the RA (Low Density Residential) district and the other general criteria for approval of a Use on Review.

Comments:

The proposal is to construct a 2-story duplex on an existing lot in the RA zone district. The lot is 1.19 acres. The subject lot exceeds the minimum lot size for a duplex of 12,000 square feet in the RA zone.

DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10 – SECTION 2). The Planning Commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

1) THE USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.

A. The use is in conformity with the Northwest County Sector Plan which proposes LDR (Low Density Residential) and HP (Hillside Protection) for the area which allows residential density up to 5 du/ac. The proposed duplex on this lot has a density of 1.72 du/ac. The structure will largely avoid the HP area, as HP is on the north and south ends of the lot with the duplex sitting in between.

B. The site is located within the Planned Growth on the Knoxville-Knox County-Farragut Growth Policy Plan map.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE

A. The RA (Low Density Residential) zone is intended to provide for residential areas with low population densities.

B. The LDR (Low Density Residential) land use class allows RA zoning, which permits duplexes as a use on review.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. The surrounding residential uses are one- and two-story single-family houses with lot sizes that range from .4 to 1 acre in size.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

A. The proposed duplexes are not expected to cause any adverse impacts or injure property values.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

A. Traffic volume in this neighborhood will not be substantially increased as a result of the proposed duplex.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed duplexes.

Action: Approved

Meeting Date: 11/10/2022

Details of Action:

Summary of Action: APPROVE the request for a duplex as identified on the development plan, subject to 2 conditions.

Date of Approval: 11/10/2022

Date of Denial:

Postponements:

Date of Withdrawal:

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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: