

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 11-A-23-UR Related File Number: 11-SF-23-C
Application Filed: 9/26/2023 Date of Revision:
Applicant: W. SCOTT WILLIAMS & ASSOCIATES

PROPERTY INFORMATION

General Location: West side of Bob Kirby Rd, north of Dutchtown Rd
Other Parcel Info.:
Tax ID Number: 118 122,122.01,122.02,121.02, Jurisdiction: County
Size of Tract: 2.45 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Multifamily Residential, Single Family Residential
Surrounding Land Use:
Proposed Use: Duplexes Density:
Sector Plan: Northwest County Sector Plan Designation: LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 9805 DUTCHTOWN OVERLOOK WAY
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:

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Dutchtown West 2
No. of Lots Proposed: 5 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 5 duplexes as identified on the concept plan, subject to 2 conditions.
Staff Recomm. (Full):
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 meets the requirements for approval in the RA (Low Density Residential) district and the other general criteria for approval of a Use on Review.

Comments:

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 PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.
 - A. The Northwest County Sector Plan recommends low density residential uses for this site. The property is zoned RA (Low Density Residential), which is an allowed zoning district in the Low Density Residential land use classification.
 - B. General Plan Policies: Policy 9.3 Ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities. The duplexes are two stories and will be similar in design and height to the existing duplexes on the property as well as the 4 duplexes across the street.
- 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. The LDR (Low Density Residential) land use class allows RA zoning, which permits duplexes as a use permitted on review.
 - B. The total lot area is 2.4381 acres, including the 2 existing duplexes in the Dutchtown View West S/D. The lots are at least 12,000 sq ft, which is the minimum lot size for a duplex in the RA zone.
- 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 existing duplexes currently have a lot size of 17,742 sqft and 28,654 sqft. This request includes reduction of those lot sizes. Additionally, there are 4 two-story duplexes of similar design across the street on Bob Kirby Road.
- 4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.
 - A. The proposed two-family dwellings are considered low-density residential uses and are compatible with other low-density residential uses.
- 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 10-unit development. Additionally, Bob Kirby Rd is a minor collector.
- 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 is a sinkhole located in the central portion of the property. A geotechnical study must be prepared and submitted to the Knox County Department of Engineering and Public Works during the design phase. 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.

Action: Approved with Conditions **Meeting Date:** 11/9/2023

Details of Action:

Summary of Action: Approve the request for 5 duplexes as identified on the concept plan, subject to 2 conditions.

Date of Approval: 11/9/2023 **Date of Denial:** **Postponements:**

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville-Knox County Planning Commission

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:**