

# CASE SUMMARY

## APPLICATION TYPE: USE ON REVIEW



**File Number:** 11-C-20-UR

**Related File Number:**

**Application Filed:** 9/18/2020

**Date of Revision:**

**Applicant:** BRIAN DAVIS

### PROPERTY INFORMATION

**General Location:** West side of Wright Road, South of Alkison Lane

**Other Parcel Info.:**

**Tax ID Number:** 78 J B 03602

**Jurisdiction:** County

**Size of Tract:** 0.445 acres

**Accessibility:** Access is via Wright Rd., a local street with 18' of pavement within 50' of right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land

**Surrounding Land Use:**

**Proposed Use:** Duplex

**Density:** 4.49 du/ac

**Sector Plan:** Northwest County

**Sector Plan Designation:** LDR (Low Density Residential)

**Growth Policy Plan:** Planned Growth Area

**Neighborhood Context:** This area is developed primarily with single family houses, however, there is a church and several duplexes in the next block south on Wright Road and one duplex on the road to the north, Alkison Ln. These uses are all developed in the RA zone.

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

**Street:** 7009 Wright 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:

**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 request for a duplex as identified on the development 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:** The proposal is to construct a duplex on an existing lot in the RA zone district. The lot is .445 acres and was subdivided from the adjacent lot to the north in 2015. The subject lot meets the minimum lot size for a duplex of 12,000 sqft in the RA zone.

The proposed structure is 2-stories with a front porch for each unit and a two-car garage. The elevations and floor plan of the units will be flipped so the garages are in the middle of the structure to match with the driveway on the site plan. The applicant originally proposed two separate driveways that lined up the garages shown on the elevations, however, the property is only wide enough to allow one driveway which necessitated the change to the driveway design and layout of the units.

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

1. The proposal will not have a substantive impact on schools.
2. Public water and sewer utilities are available to serve the property.
3. The surrounding residential uses are single family houses with lot sizes that range from .4 to 1 acre in size.

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE**

1. The proposed duplex, with the recommended conditions, is consistent with the general standards for uses permitted on review: The proposed development 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 additional traffic through residential areas.
2. The proposal meets all relevant requirements of the RA zoning district, as well as other criteria for approval of a use-on-review.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The use is in conformity with the Northwest County Sector Plan which proposes LDR (Low Density Residential) for the area which allows residential density up to 5 du/ac. The proposed duplex on this lot has a density of 4.49 du/ac.
2. The site is located within the Planned Growth on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**Action:** Approved

**Meeting Date:** 11/12/2020

**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: 11/12/2020

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: