

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 11-SF-23-C Related File Number: 11-A-23-UR
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, 12201, 12202, 12102, OTHER: 12101 Jurisdiction: County
Size of Tract: 2.45 acres
Accessibility: Access is via Bob Kirby Road, a minor collector street with a 36-ft pavement width within a 75-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Multifamily Residential, Single Family Residential
Surrounding Land Use: North: Single family residential - A (Agricultural)
South: Single family residential - PR (Planned Residential) up to 5 du/ac
East: Multifamily family residential - RA (Low Density Residential)
West: Single family residential - PR (Planned Residential) up to 5 du/ac
Proposed Use: Duplexes Density: 4.1
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: None.
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 Concept Plan subject to 6 conditions.
Staff Recomm. (Full): 1. Connection to sanitary sewer and meeting other relevant utility provider requirements.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Before certification of the final plat for the subdivision, establish a property owners association or other legal entity responsible for maintaining common facilities, such as common areas, amenities, private roads, and/or stormwater drainage systems.
5. Certifying sight distance along Bob Kirby Rd in accordance with the Knox County Access Control and Driveway Design Policy.
6. 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.

Comments: The applicant is requesting approval for five (5) new duplexes on separate lots in the RA district located on Bob Kirby Rd. All lots will be serviced by a Shared Permeant Access Easement. This includes lot line adjustments for lots 1 and 2 of the Dutchtown View West S/D (5-G-18-UR), which has two existing duplexes.

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

Details of Action:

Summary of Action: Approve the Concept Plan subject to 6 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: