

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 3-B-19-UR **Related File Number:**
Application Filed: 1/24/2019 **Date of Revision:**
Applicant: HUBER PROPERTIES, LLC

PROPERTY INFORMATION

General Location: Southwest side Canton Hollow Rd., South of Deep Woods Ln., North of Woody Dr.
Other Parcel Info.:
Tax ID Number: 143 00601,00602,00603 00604 **Jurisdiction:** County
Size of Tract: 1.252 acres
Accessibility: Access is via Canton Hollow Rd., a major collector street with a 20' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Duplexes on individual lots **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The site is located in an area of predominantly low density residential development.

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

Street: 423 Canton Hollow 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:

Tom Brechko

Staff Recomm. (Abbr.):

APPROVE the development plan for up to 4 duplexes on individual lots for a total of 8 dwelling units, subject to 5 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Subject to one curb cut onto Canton Hollow Rd. for each duplex with on-site turnaround areas provided for each lot.
3. The required sight distance along Canton Hollow Rd. for each driveway shall be certified by a registered land surveyor or engineer prior to the issuance of a building permit, The required sight distance shall be equal to or greater than 10 times the posted speed limit for Canton Hollow Rd.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted above, this request meets all requirements for approval in the RA zone, as well as other criteria for approval of a use on review.

Comments:

This is a request to permit the construction of 4 duplexes (total of 8 dwelling units) on this 1.252 acre site with each duplex being located on a separate lot. A final plat creating the four lots was recorded on January 10, 2018. Each lot will have a single access driveway out to Canton Hollow Rd. to be shared by the two dwelling units in the duplex. On-site turnaround areas will also be provided. The development plan reflects the future right-of-way, pavement and greenway for the Canton Hollow Road improvement project. The required stormwater improvements will be included in the Knox County road project.

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

1. The proposed duplex development will have minimal impact on local services since utilities are available to serve this site.
2. The proposed low density residential development is compatible with other development that has occurred in this area.

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

1. With the stated conditions, the proposed duplex development meets the standards for development within an RA (Low Density Residential) zone and all other requirements of the Zoning Ordinance.
2. The proposed subdivision 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 since the subdivision has direct access to a major collector street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan identifies this property for low density residential use. The duplex units are allowed within the RA district subject to meeting the minimum lot size requirement of 12,000 square feet. The lots range in size from 12,540 to 14,710 square feet after the dedication of the right-of-way for the Canton Hollow Road improvement project.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth

Action: Policy Plan Approved **Meeting Date:** 3/14/2019

Details of Action:

Summary of Action: APPROVE the development plan for up to 4 duplexes on individual lots for a total of 8 dwelling units, subject to 5 conditions.

Date of Approval: 3/14/2019 **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:**