

# CASE SUMMARY

**APPLICATION TYPE: USE ON REVIEW**



**File Number:** 5-A-25-UR **Related File Number:**  
**Application Filed:** 2/26/2025 **Date of Revision:**  
**Applicant:** BOZHIDAR ENCHEV

## PROPERTY INFORMATION

**General Location:** Northwest side of Tazewell Pike, south side of Luttrell Rd  
**Other Parcel Info.:**  
**Tax ID Number:** 39 255 **Jurisdiction:** County  
**Size of Tract:** 0.96 acres  
**Accessibility:** Access is via Luttrell Road, an unstriped local street with 14 ft of pavement width within a right-of-way width that varies from 41 ft to 47 ft. Access is also via Tazewell Pike, a state-owned minor arterial street with 23 ft of pavement width within a right-of-way width that varies from 51 ft to 58 ft.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Single Family Residential  
**Surrounding Land Use:**  
**Proposed Use:** Duplex **Density:** 1.92 du/ac  
**Planning Sector:** North City **Plan Designation:** SR (Suburban Residential)  
**Growth Policy Plan:** Urban Growth Area (Outside City Limits)  
**Neighborhood Context:** The property is in a residential area with single family houses on large lots and in subdivisions. A townhouse development and Beverly Park lie 0.3 miles to the south.

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

**Street:** 5503 LUTTRELL 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:** In 2021 the property was rezoned from A (Agricultural) to RA (Low Density Residential) (5-L-21-RZ). In 1988 the property was part of a larger rezoning from A (Agricultural) to RA (Low Density Residential) that was tabled by the County Commission (9-L-88-RZ).

## 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:

Whitney Warner

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 convert a 2-story single family house to a duplex on an existing 0.96-acre lot in the RA zone district. There will be no change to the exterior of the home.

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 COMPREHENSIVE PLAN OF KNOX COUNTY.

A. The use is in conformity with the SR (Suburban Residential) place type on the property. The housing mix in the SR place type includes duplexes, multiplexes, and townhomes that have the scale of a single family home.

B. The proposed duplex is consistent with the Comprehensive Plan's Implementation Policy 6 to promote attainable housing that meets the needs of future and current residents.

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 and permits duplexes as a use on review.

B. The minimum lot area is 20,000 sq ft without sewer to allow consideration of a duplex. The lot is approximately 41,818 sq ft.

C. Houses and duplexes require 2 parking spaces for each dwelling unit. The property has 2 existing driveways.

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 primarily single family residential development with lot sizes generally less than one acre.

B. Since the exterior will not change, the duplex has the scale and the facade of a single family home.

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

A. The proposed duplex is 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 with Conditions **Meeting Date:** 5/8/2025

**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:** 5/8/2025 **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:**