

1. With the recommended conditions, the proposal meets all requirements of the RA zoning as well as the general criteria for approval of a Use on Review.
2. The proposed duplex development is consistent with the following general standards for uses permitted on review: The proposal 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 substantial additional traffic through residential areas. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan designates low density residential uses for the site. The proposed development conforms with the Sector Plan.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved as Modified **Meeting Date:** 5/10/2018

- Details of Action:**
1. Connection to sanitary sewer and meeting all applicable requirements of the Knox County Health Department.
 2. Installation of landscape screening between the parking on Lot 1 and Bob Kirby Rd.
 3. Certifying sight distance along Bob Kirby Rd. in accordance with the Knox County Access Control and Driveway Design Policy.
 4. Amending the driveway pavement radius at Bob Kirby Rd. from 10' to 5' to meet the requirements of the Knox County Zoning Ordinance (Section 3.51.02.).
 5. Amending the driveway width to a minimum 18' wide between the parking area on Lot 1 and Lot 2, with the remainder of the driveway being 20' wide.
 6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 7. Meeting all applicable requirements of the Knox County Zoning Ordinance.

Summary of Action: APPROVE the request for 2 duplexes with each duplex being on an individual lot as identified on the development plan, subject to 7 conditions.

Date of Approval: 5/10/2018 **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Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**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:**