CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0

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File Number:5-G-18-URApplication Filed:3/26/2018Applicant:W. SCOTT WILLIAMS

PROPERTY INFORMATION

 General Location:
 West side of Bob Kirby Rd., north of Dutchtown Rd.

 Other Parcel Info.:
 Jurisdiction:

 Tax ID Number:
 118
 121

 Jurisdiction:
 County

 Size of Tract:
 1.11 acres

 Accessibility:
 Access is via Bob Kirby Rd., a minor collector street with 34' of pavement width within 75' of right-of-way at the transition between a two lane street and a three lane section with a left turn southbound center lane.

Related File Number:

Date of Revision:

GENERAL LAND USE INFORMATION

Existing Land Use:	Single Family Residential				
Surrounding Land Use:					
Proposed Use:	Two duplexes		Density: 3.6 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 low density residential uses under RA and PR zoning. Duplexes were recently developed on the opposite side of Bob Kirby Rd. in the RA zone. Webb School is to the				

south, zoned A-1, and there are also some other larger residential tracts, zoned Agricultural.

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

Street:

815 Bob Kirby Rd

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: Rezoned from A to RA in 2016 (9-B-16-RZ).

RA (Low Density Residential)

PLAN INFORMATION (where applicable)

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.:

	MPC ACTION AND DISPOSITION
Planner In Charge:	Mike Reynolds
Staff Recomm. (Abbr.):	APPROVE the request for 2 duplexes with each duplex being on an individual lot as identified on the development plan, subject to 7 conditions.
Staff Recomm. (Full):	 Connection to sanitary sewer and meeting all applicable requirements of the Knox County Health Department. Locating the parking on Lot 1 to the side or rear yards of the duplex. Certifying sight distance along Bob Kirby Rd. in accordance with the Knox County Access Control and Driveway Design Policy. 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.). 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. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works. Meeting all applicable requirements of the Knox County Zoning Ordinance.
Comments:	 criteria for approval of a Use on Review. The applicant is requesting approval for duplexes to be located on 2 lots that share a driveway with access on the west side of Bob Kirby Rd, just north of the intersection with Dutchtown Rd. A duplex is only allowed in the RA (Low Density Residential) zoning district through a Use on Review approval. Both lots exceed the minimum standards for approval of a duplex. Duplexes require 2 parking spaces per unit. The proposed duplexes have surface parking as shown on the development plan. The parking area on lot 2 must have a turnaround that can accommodate a fire truck because the driveway is longer than 150' long. The parking area on lot 1 is proposed in the front yard of the duplex. Staff is recommending that the parking area be located in the side or rear yards so the property is more in-keeping with the single family residential character of Bob Kirby Rd. The duplexes on the opposite side of Bob Kirby Rd. have been developed with parking in the front yard, however, because of the topography on those, it would have been difficult put the parking to the side or rear of the duplexes. The subject property does not have the same topography constraints. There is a sinkhole located in the central portion of the property that places some restriction on the location of the duplex buildings. A geotechnical study must be prepared and submitted to the Knox County Department of Engineering and Public Works. The results of the study must support encroachment into the 50' sinkhole buffer to allow construction of the duplexes as shown on the development plan. EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE 1. All utilities are in place to serve this site. 2. The traffic generated from the duplex development will be only slightly higher than what would be expected with a detached residential subdivision. CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNO

	the general crite 2. The propose permitted on re Plan and Secto Ordinance. The use will not sign additional traffic unsuitable envir	es of the General of the Zoning is proposed. The					
	CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS						
	 The Northwest County Sector Plan designates low density residential uses for the site. The proposed development conforms with the Sector Plan. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. 						
Action:	Approved as Mo	odified	Meeting Date:	5/10/2018			
Details of Action:	 Connection to sanitary sewer and meeting all applicable requirements of the Knox County Health Department. Installation of landscape screening between the parking on Lot 1 and Bob Kirby Rd. Certifying sight distance along Bob Kirby Rd. in accordance with the Knox County Access Control and Driveway Design Policy. 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.). 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. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works. 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, Second Reading:

Effective Date of Ordinance:

If "Other":

Amendments:

Disposition of Case:

Date of Legislative Appeal:

If "Other":

Amendments: