

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:

Jessie Hillman

Staff Recomm. (Abbr.):

Approve the request for 2 duplexes, as shown in the development plan, subject to 2 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of Knox County Department of Engineering and Public Works.

Comments:

This request is for two duplexes on adjacent lots that access Westland Drive via an easement down the center lot line, which also provides access to an existing single-family residential lot in the rear.

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.

A. The development of two duplexes in this residential area near the Concord Park complex is consistent with the Comprehensive Plan's Implementation Policy 5, to create neighborhoods with a variety of housing types and amenities in close proximity. The Concord Park system begins 2/3 of a mile to the west and is a significant asset of the area with its playgrounds, sailing club, dog park, hiking trails, swimming, golfing, baseball, and venues for community events.

B. Duplexes at this location are also aligned with Implementation Policy 6, to promote attainable housing that meets the needs of current and future residents. The proposed duplexes help diversify housing options in a neighborhood predominantly comprised of single-family detached homes, with a housing form that is compatible in height and scale with existing residences.

C. Duplex development here is also aligned with the property's location in the Planned Growth Area of the Growth Policy Plan. The Planned Growth Area is intended to encourage a reasonably compact pattern of development and offer a wide range of housing choices.

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 for residential areas with low population densities and permits consideration of duplexes. This development is aligned with the general purpose of the RA zone, as well its area regulations.

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 proposed 2-story duplexes are compatible in scale, height, location and façade with the primarily single-family detached residential context that surrounds the subject property.

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

A. An older house was recently demolished on the western parcel, leaving these two lots facing Westland Drive vacant. A new, small-scale residential infill development will activate the space and is not anticipated to be injurious the value of adjacent property.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

A. The subject properties have direct access to Westland Drive, which is a minor arterial street. No traffic will be directed towards local residential streets like Westland Bay Drive.

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 other known uses in the area that could be a potential hazard or create an undesirable environment for the proposed residential use.

Action: Approved with Conditions **Meeting Date:** 11/13/2025

Details of Action:

Summary of Action: Approve the request for 2 duplexes, as shown in the development plan, subject to 2 conditions.

Date of Approval: 11/13/2025 **Date of Denial:** **Postponements:** 6/13/2024,
7/10/2025,
8/14/2025,
9/11/2025

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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: