

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: Tarren Barrett

Staff Recomm. (Abbr.): APPROVE the request for one duplex in subject to 3 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 utility provider.
3. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a duplex in the RA Zone and the other criteria for approval of a Use-on-Review.

Comments: The applicant is requesting approval for a duplex to be located on one lot that has frontage on the west side of Cedarcrest Rd, just north of the intersection with E Emory Rd. A duplex is only allowed in the RA (Low Density Residential) zoning district through a Use-on-Review approval. The single lot exceeds the minimum standards for approval of a duplex. The applicant has submitted a combined driveway layout for the duplex.

Previously this lot came to the Planning Commission seeking approval for an overflow parking lot for the Mahalo Coffee business on the southside of the property (10-D-19-UR). The request was denied by Planning Commission on November 14, 2019.

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

- 1. No significant traffic will be added to the surrounding roads with the approval of this request since access is from the existing Cedarcrest Subdivision.
- 2. There will be no impact on utility requirements in the area.

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

1. The proposed duplex in the RA zone district 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 will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas since the site is located close to the entrance of the subdivision and has access to a major arterial at the subdivision entrance.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The North County Sector Plan designates this property for LDR (Low Density Residential) use. The duplex use is compatible with the sector plan designation.
- 2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Withdrawn

Meeting Date: 6/11/2020

Details of Action:

Summary of Action: WITHDRAW the proposed development plan as requested by the applicant.

Date of Approval:

Date of Denial:

Postponements:

Date of Withdrawal: 6/11/2020

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: