

# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



**File Number:** 8-B-24-UR                      **Related File Number:**  
**Application Filed:** 6/25/2024              **Date of Revision:**  
**Applicant:** AARON FRANK

## PROPERTY INFORMATION

**General Location:** Southeast side of Verton Dr, northeast of Central Avenue Pike  
**Other Parcel Info.:**  
**Tax ID Number:** 57 H A 00301                      **Jurisdiction:** County  
**Size of Tract:** 1.12 acres  
**Accessibility:** Access is via Verton Drive, a local road with a 15-ft pavement width within a 48-ft right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Single Family Residential  
**Surrounding Land Use:**  
**Proposed Use:** Two duplexes                      **Density:**  
**Planning Sector:** North County              **Plan Designation:** SR (Suburban Residential)  
**Growth Policy Plan:** Urban Growth Area (Outside City Limits)  
**Neighborhood Context:** This area west of I-75 is comprised of primarily single family residential lots that are an acre or a little less in size. A commercial node at the I-75 interchange with W Emory Road is nearby to the north.

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

**Street:** 0 VERTON DR  
**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 2023, the property was rezoned from A (Agricultural) to RA (Low Density Residential) [11-H-23-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:

Samiul Haque

Staff Recomm. (Abbr.):

Approve the request for 2 duplexes because it is consistent with the Comprehensive Plan and the zoning ordinance, subject to 3 conditions.

Staff Recomm. (Full):

- 1. Subdividing the property into separate lots as shown on the site plan and meeting all applicable requirements of the platting process and Subdivision Regulations.
- 2. Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

Comments:

This request is for two two-storied duplexes with three bedrooms on this 1.11-acre lot. The RA zone does not allow multiple duplexes on a single lot, so the property needs to be subdivided before the building permit phase. The proposed lots would be served by a 25-ft wide access easement.

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 ADOPTED PLANS AND POLICIES, INCLUDING THE COMPREHENSIVE PLAN OF KNOX COUNTY.
  - A. The property is designated as the SR (Suburban Residential) place type in the Comprehensive Plan. Attached residential developments such as duplexes, multiplexes, and townhomes with the scale of a single-family home are considered a secondary use in the SR place type. The proposed duplexes meet the form attributes (max. 2-story building height and 20-30 ft setback) and parking guidelines of the SR place type.
  - B. The proposed duplex development is consistent with the Comprehensive Plan’s Implementation Policy 5 to create neighborhoods with a variety of housing types and amenities, and 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 zone is intended to provide for residential areas with low population densities. The proposed duplexes are permitted via the Use on Review process.
  - B. The proposed lot size for the two lots is well over 12,000 sf, which is the minimum lot size for a duplex in the RA zone.
  - C. The site plan and elevations as provided conform to the dimensional standards of the RA zone (Article 5.11.04 - 5.11.11) and off-street parking requirements (Article 3.50 - 3.51).
- 3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATIONS OF BUILDINGS IN THE VICINITY.
  - A. The proposed duplexes would be compatible with the character of the neighborhood, which primarily includes single family houses with a 4-unit multifamily development 270 ft to the west and a duplex one block to the north. The nearby intersection at Central Avenue Pike also includes a small non-residential node.
  - B. The scale and size of the proposed two-storied structures would be consistent with the one- and two-story houses in the area.
- 4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC CONGESTION OR OTHER IMPACTS WHICH MAY DETRACT FROM THE IMMEDIATE ENVIRONMENT.
  - A. The proposed duplexes are considered low-density residential uses and are compatible with other low-density residential uses in the area.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

A. The development will share a driveway access to Verton Drive, which has easy access to Central Avenue Pike and W Emory Road, both of which are classified streets. Two duplexes would be a minor increase in density for the area and would not significantly impact traffic on surrounding streets.

B. The proposed easement is preliminarily approved by the Knox County Department of Engineering and Public Works Department, subject to further review during the plating process.

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 residential use.

**Action:** Approved with Conditions **Meeting Date:** 8/8/2024

**Details of Action:**

**Summary of Action:** Approve the request for 2 duplexes because it is consistent with the Comprehensive Plan and the zoning ordinance, subject to 3 conditions.

**Date of Approval:** 8/8/2024 **Date of Denial:** **Postponements:**

**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:**