

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 8-C-22-UR **Related File Number:**
Application Filed: 6/23/2022 **Date of Revision:**
Applicant: IGOR CHEBAN

PROPERTY INFORMATION

General Location: Northeast side of Chert Pit Rd., north of Jenkins Rd.
Other Parcel Info.:
Tax ID Number: 105 113 **Jurisdiction:** County
Size of Tract: 0.65 acres
Accessibility: Access is via Chert Pit Road, a major collector street with a 20-ft pavement width within a 60-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential, Rural Residential
Surrounding Land Use:
Proposed Use: Duplex **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** LDR (Low Density Residential), HP (Hillside and Ri
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is comprised of detached single family residences on wooded lots.

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

Street: 1418 CHERT PIT RD
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: Property rezoned from A to RA in 2021 (3-A-21-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: Jessie Hillman

Staff Recomm. (Abbr.): Approve the use permitted on review for the proposed duplex, subject to 2 conditions.

Staff Recomm. (Full): 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
2) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works and City of Knoxville Department of Engineering.

With the conditions noted, this plan meets the requirements for approval in the RA district and the criteria for approval of a use on review.

Comments: 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 PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.

A. The proposed duplex is a permissible use within the RA (Low Density Residential) zone, which is a recommended zone within the Northwest County Sector Plan’s LDR (Low Density Residential) land use designation for this property.

B. The duplex site plan is not in conflict with the General Plan or any other adopted plans.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.

A. The site plan complies with the zoning ordinance regulations pertaining to a duplex in the RA zone.

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 duplex is consistent with the residential character of the neighborhood, and the building is comparable in size to other dwellings in the area.

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

A. The proposed site plan will complement the surrounding residential area and is not anticipated to cause adverse impact to adjacent properties.

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

A. The site plan shows adequate offstreet parking and should not draw undue traffic to the area.

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 is a small stream that runs along the front west side of the property. The site plan shows a 25-foot inner zone buffer and a 25-foot outer zone buffer to comply with stormwater management regulations. The buffers should help mitigate stormwater issues during rain events.

B. The property is in the Hillside Protection area. Efforts should be made to clear and grade with consideration for erosion prevention and stormwater runoff mitigation. The position of the duplex is near where the land was already graded for a prior single-family dwelling. The site plan provides a generous backyard and preserves portions of the steep slope.

Action: Approved

Meeting Date: 8/11/2022

Details of Action:

Summary of Action: Approve the use permitted on review for the proposed duplex, subject to 2 conditions.

Date of Approval: 8/11/2022

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: