

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
 USE ON REVIEW REPORT**

▶ **FILE #:** 8-A-15-UR

**AGENDA ITEM #:** 57

**AGENDA DATE:** 8/13/2015

▶ **APPLICANT:** **WORLEY BUILDERS, INC.**

OWNER(S): Worley Builders, Inc.

TAX ID NUMBER: 118 E L 001, 002 & 003

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 820 Bob Kirby Rd

▶ **LOCATION:** **East side of Bob Kirby Rd., north of Dutchtown Rd.**

▶ **APPX. SIZE OF TRACT:** **1.09 acres**

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Bob Kirby Rd., a minor collector street with a 70' right-of-way at the transition between a two lane street and a three lane section with a left turn southbound center lane.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Turkey Creek

▶ **ZONING:** **RA (Low Density Residential)**

▶ **EXISTING LAND USE:** **Residence and vacant lots**

▶ **PROPOSED USE:** **Duplexes**

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residences / RA (Low Density Residential)

South: Residences / RA (Low Density Residential)

East: Residences / RA (Low Density Residential)

West: Residences / RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: The site is located within an area of low density residential neighborhoods that has developed under RA (Low Density Residential), PR (Planned Residential) and A (Agricultural) zoning.

**STAFF RECOMMENDATION:**

▶ **APPROVE the request for 3 duplexes with each duplex being on an individual lot as identified on the development plan subject to 3 conditions.**

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

With the conditions noted this plan meets the requirements for approval 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 three adjoining lots that have frontage on the east 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. The three lots all exceed the minimum standards for approval of a duplex. The applicant has submitted a revised driveway layout for Lots 1 and 2 that has a separate driveway for each lot. The new layout will work with the location of the transition between the two lane and three lane sections for Bob Kirby Rd. in front of the lots. Each lot will have a driveway that will allow for an on-site turnaround area so that vehicles will not have to back out onto Bob Kirby Rd.

There is a sinkhole located on the rear portions of the three lots that places some restriction on the location of the duplex buildings. A geotechnical study has already been prepared and submitted to the Knox County Department of Engineering and Public Works. The results of the study would support some encroachment into the sinkhole buffer but construction would not be allowed in the closed depression and surrounding 5' easement.

**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.
3. The proposed development is similar in density to other residential development in the area.

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE**

1. With the recommended conditions, the proposal meets all requirements of the RA zoning as well as the general criteria for approval of a use-on-review.
2. The proposed duplex development is consistent with the following general standards for uses permitted on review: The proposal 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 is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw substantial additional traffic through residential areas. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

**CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS**

1. The Northwest County Sector Plan designates low density residential uses for the site. The proposed development conforms with the Sector Plan.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**ESTIMATED TRAFFIC IMPACT:** 78 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

**ESTIMATED STUDENT YIELD:** 1 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Cedar Bluff Elementary, Cedar Bluff Middle, and Hardin Valley Academy.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

MPC's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.