

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

▶ **FILE #:** 1-D-16-UR

AGENDA ITEM #: 41

AGENDA DATE: 1/14/2016

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

OWNER(S): Worley Builders, Inc.

TAX ID NUMBER: 118 E L 004

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 808 Bob Kirby Rd

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

▶ **APPX. SIZE OF TRACT:** **12064 square feet**

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:** **Vacant lot**

▶ **PROPOSED USE:** **Duplex**

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Approved duplex lots / RA (Low Density Residential)

South: Vacant land / CN (Neighborhood Commercial)

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 a duplex 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 a lot that has 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. At 12,064 square feet, the lot meets the minimum lot size requirement to allow a duplex when the lot will be served by a sanitary sewer system.

There is a sinkhole located on the rear portion of the lot that places some restriction on the location of the duplex building. A geotechnical study has already been prepared and submitted to the Knox County Department of Engineering and Public Works. The results of the study support allowing the duplex to encroach into the 50' sinkhole buffer but construction would not be allowed in the closed depression and surrounding 5' easement.

The Planning Commission had approved a Use on Review application (8-A-15-UR) on August 13, 2015 for a duplex to be located on each of the three lots directly north of this lot.

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: 28 (average daily vehicle trips)

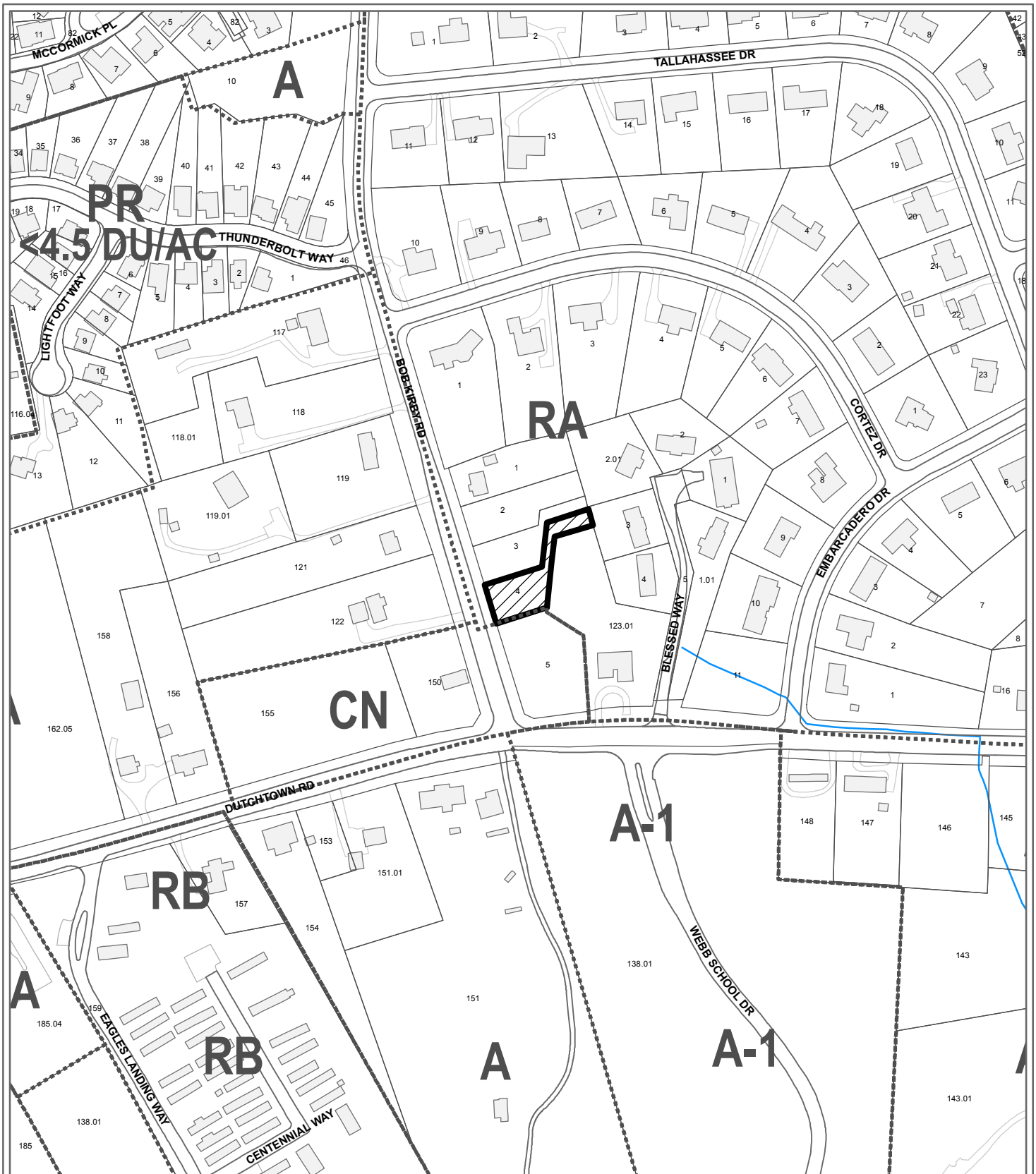
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 0 (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.



**1-D-16-UR
USE ON REVIEW**

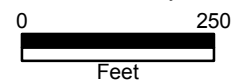


Duplex in RA (Low Density Residential)

Petitioner: Worley Builders, Inc., Ron Worley

Map No: 118

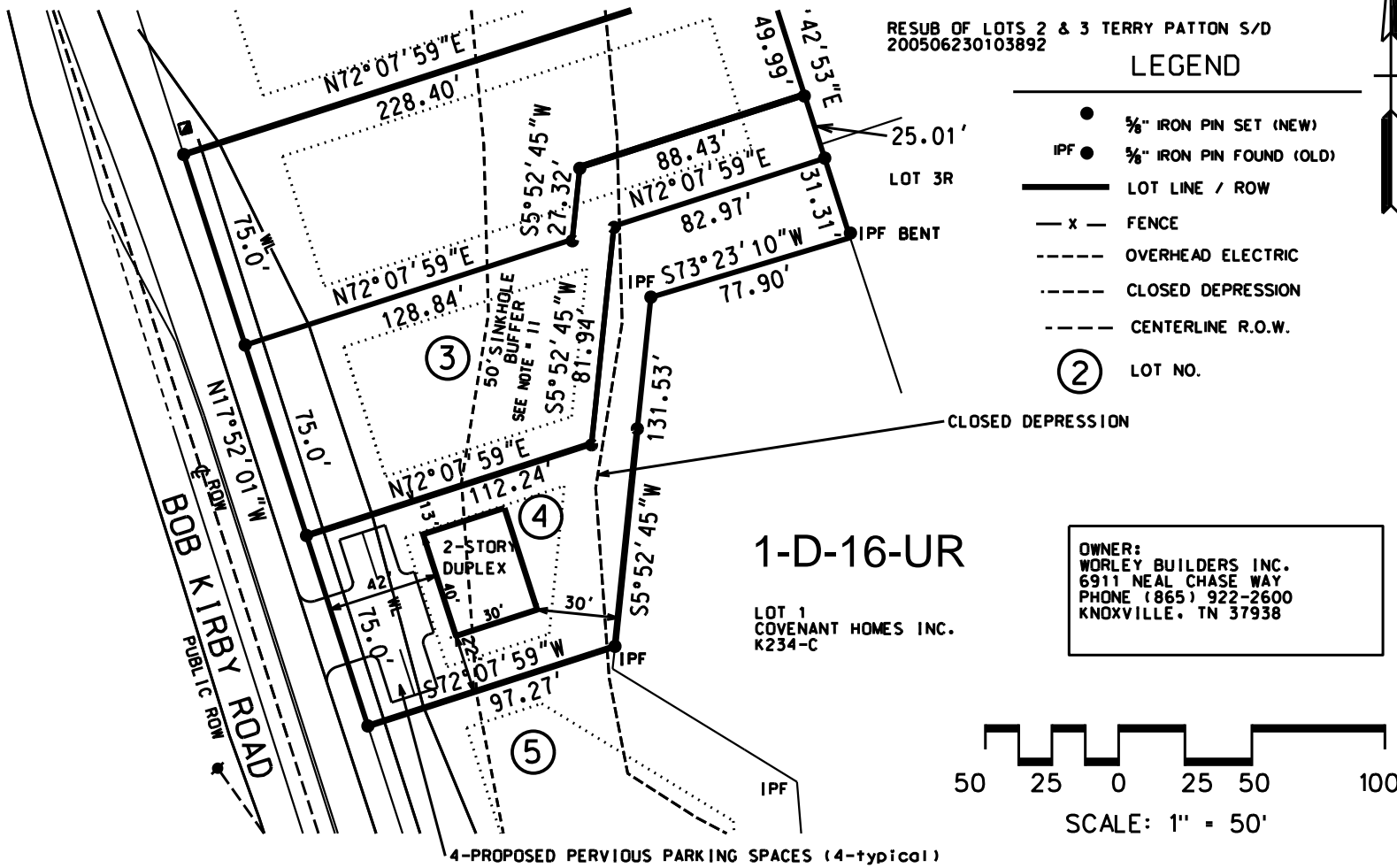
Jurisdiction: County



Original Print Date: 12/29/2015 Revised: 1/6/2016
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

KNOX COUNTY PUBLIC WORKS NOTES:

1. Maximum allowable impervious footprint is 2500 square feet per lot without prior Public Works Engineering approval.
2. A geotechnical engineer must be retained to oversee installation of foundation subgrade for any structure proposed within the sinkhole buffer.



RESUB OF LOTS 2 & 3 TERRY PATTON S/D
200506230103892

LEGEND

- 3/8" IRON PIN SET (NEW)
- IPF ● 3/8" IRON PIN FOUND (OLD)
- LOT LINE / ROW
- x - FENCE
- - - OVERHEAD ELECTRIC
- - - CLOSED DEPRESSION
- - - CENTERLINE R.O.W.
- ② LOT NO.

OWNER:
WORLEY BUILDERS INC.
6911 NEAL CHASE WAY
PHONE (865) 922-2600
KNOXVILLE, TN 37938

**SITE PLAN OF:
LOT 4 DUTCOTOWN VIEW**

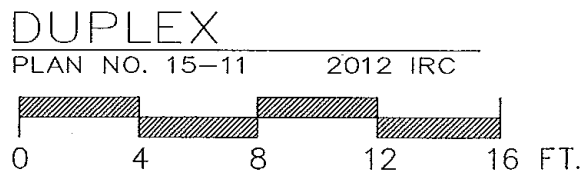
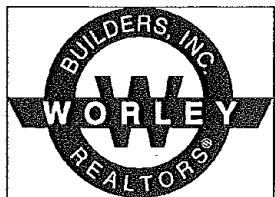
BOB KIRBY RD
KNOXVILLE, TN 37931
CLT MAP 118 E L PARCELS 004
DISTRICT 6

DATE: 11/23/2015

Scott Williams and Associates

6918 Yellow Oak Lane
Knoxville, TENNESSEE 37931
PHONE: (865) 692-9809
FAX: (865) 692-9809
E-MAIL: wscottwill@comcast.net

CONSULTING
CIVIL ENGINEERING
LAND SURVEYING



1-D-16-UR
11/30/15

Revised 10-26-15

DIMENSION NOTE:

ALL DIMENSIONS ARE INDICATED FROM OUTSIDE FRAMING LINE TO C/L OF PARTITIONS UNLESS SHOWN OTHERWISE - PLEASE OBSERVE DIMENSION LEADER-LINES CAREFULLY

EGRESS WINDOWS:

EACH BEDROOM MUST HAVE ONE WINDOW RATED FOR EMERGENCY EGRESS WHICH PROVIDES A CLEAR OPENING OF 5.0 SQ. FT. (5.7 SQ. FT. @ SECOND FLOOR) & 44" MAX. SILL HGT. - MIN. NET CLEAR OPENING SHALL BE 20" WIDE - MIN. HGT. 24"

NOTE:

WINDOWS LOCATED IN STAIRS, LANDINGS, BATHS, & WHERE SILL IS LESS THAN 18" FROM FINISHED FLOOR SHALL REQUIRE USE OF TEMPERED GLASS

FIRE RESISTANT CONSTRUCTION:

BETWEEN UNITS PROVIDE A COMMON 1-HR FIRE RESISTANCE RATED WALL ASSEMBLY TESTED IN ACCORDANCE WITH U-305, ASSEMBLY SHALL BE CONTINUOUS FROM THE FOUNDATION TO THE UNDERSIDE OF THE ROOF SHEATHING, DECK OR CONCRETE SLAB.

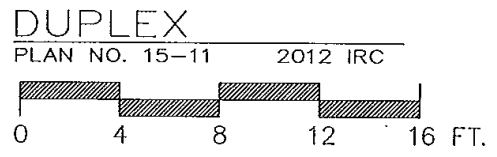
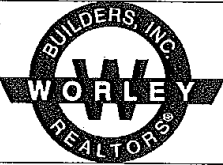
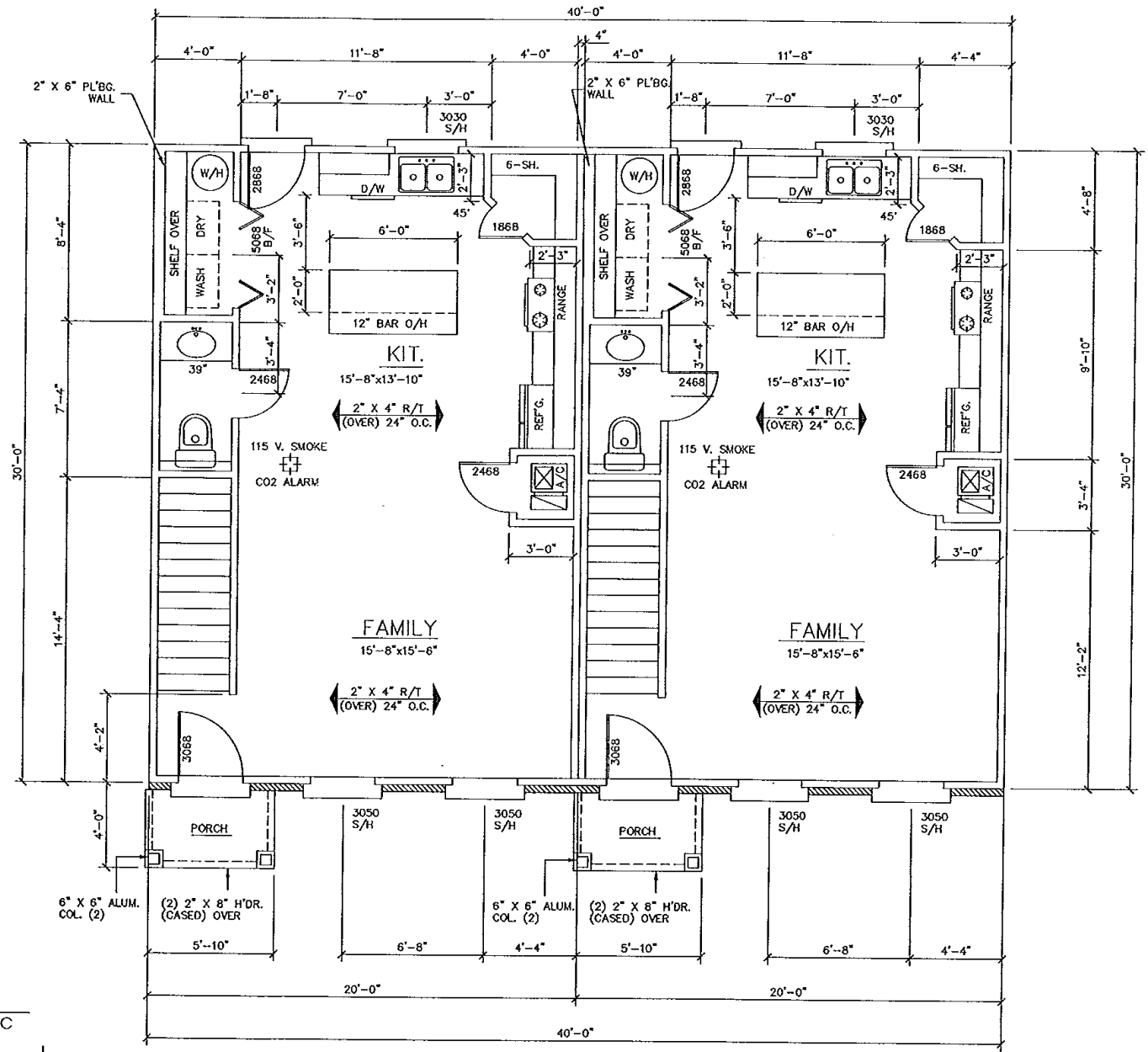
MAIN FLOOR PLAN

8'-1"e FINISHED CEILING HEIGHT

600 SQ. FT. MAIN FLOOR LIVING AREA
 600 SQ. FT. SECOND FLOOR LIVING AREA
 1,200 SQ. FT. TOTAL LIVING AREA PER UNIT
 22 SQ. FT. FRONT PORCH AREA

NOTE:

AREA CALCULATIONS ARE MEASURED FROM OUTSIDE FRAMING LINES (EXCLUSIVE OF BRICK OR STUCCO VENEER) VERIFY ONSITE BY ACTUAL CONSTRUCTION DIMENSIONS



1-D-16-UR

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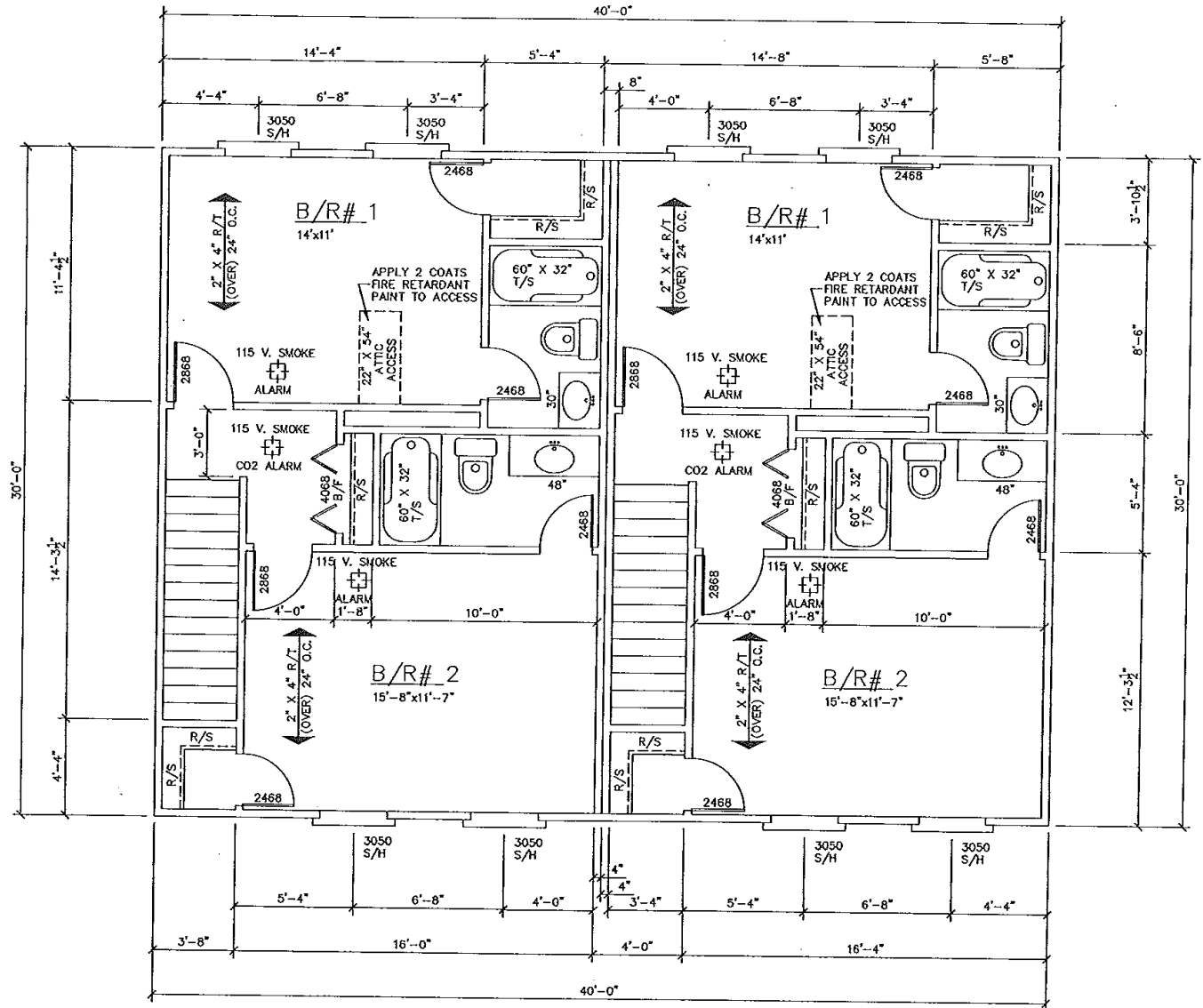
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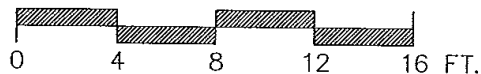
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DUPLEX

PLAN NO. 15-11 2012 IRC



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