

▶ **FILE #:** 5-G-18-UR

AGENDA ITEM #: 49

AGENDA DATE: 5/10/2018

▶ **APPLICANT:** W. SCOTT WILLIAMS

OWNER(S): WBI Rentals

TAX ID NUMBER: 118 121

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 815 Bob Kirby Rd

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

▶ **APPX. SIZE OF TRACT:** 1.11 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Bob Kirby Rd., a minor collector street with 34' of pavement width within 75' of 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:** Single Family Residential

▶ **PROPOSED USE:** Two duplexes

3.6 du/ac

HISTORY OF ZONING: Rezoned from A to RA in 2016 (9-B-16-RZ).

SURROUNDING LAND USE AND ZONING: North: House / A (Agricultural)

South: House / A (Agricultural)

East: Bob Kirby Rd., duplexes / RA (Low Density Residential)

West: Houses and vacant land / A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is developed primarily with low density residential uses under RA and PR zoning. Duplexes were recently developed on the opposite side of Bob Kirby Rd. in the RA zone. Webb School is to the south, zoned A-1, and there are also some other larger residential tracts, zoned Agricultural.

STAFF RECOMMENDATION:

▶ **APPROVE** the request for 2 duplexes with each duplex being on an individual lot as identified on the development plan, subject to 7 conditions.

1. Connection to sanitary sewer and meeting all applicable requirements of the Knox County Health Department.
2. Locating the parking on Lot 1 to the side or rear yards of the duplex.
3. Certifying sight distance along Bob Kirby Rd. in accordance with the Knox County Access Control and Driveway Design Policy.

4. Amending the driveway pavement radius at Bob Kirby Rd. from 10' to 5' to meet the requirements of the Knox County Zoning Ordinance (Section 3.51.02.).
5. Amending the driveway width to a minimum 18' wide between the parking area on Lot 1 and Lot 2, with the remainder of the driveway being 20' wide.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. 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 duplexes to be located on 2 lots that share a driveway with access on the west 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. Both lots exceed the minimum standards for approval of a duplex.

Duplexes require 2 parking spaces per unit. The proposed duplexes have surface parking as shown on the development plan. The parking area on lot 2 must have a turnaround that can accommodate a fire truck because the driveway is longer than 150' long. The parking area on lot 1 is proposed in the front yard of the duplex. Staff is recommending that the parking area be located in the side or rear yards so the property is more in-keeping with the single family residential character of Bob Kirby Rd. The duplexes on the opposite side of Bob Kirby Rd. have been developed with parking in the front yard, however, because of the topography on those, it would have been difficult put the parking to the side or rear of the duplexes. The subject property does not have the same topography constraints.

There is a sinkhole located in the central portion of the property that places some restriction on the location of the duplex buildings. A geotechnical study must be prepared and submitted to the Knox County Department of Engineering and Public Works. The results of the study must support encroachment into the 50' sinkhole buffer to allow construction of the duplexes as shown on the development plan.

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.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY 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: 53 (average daily vehicle trips)

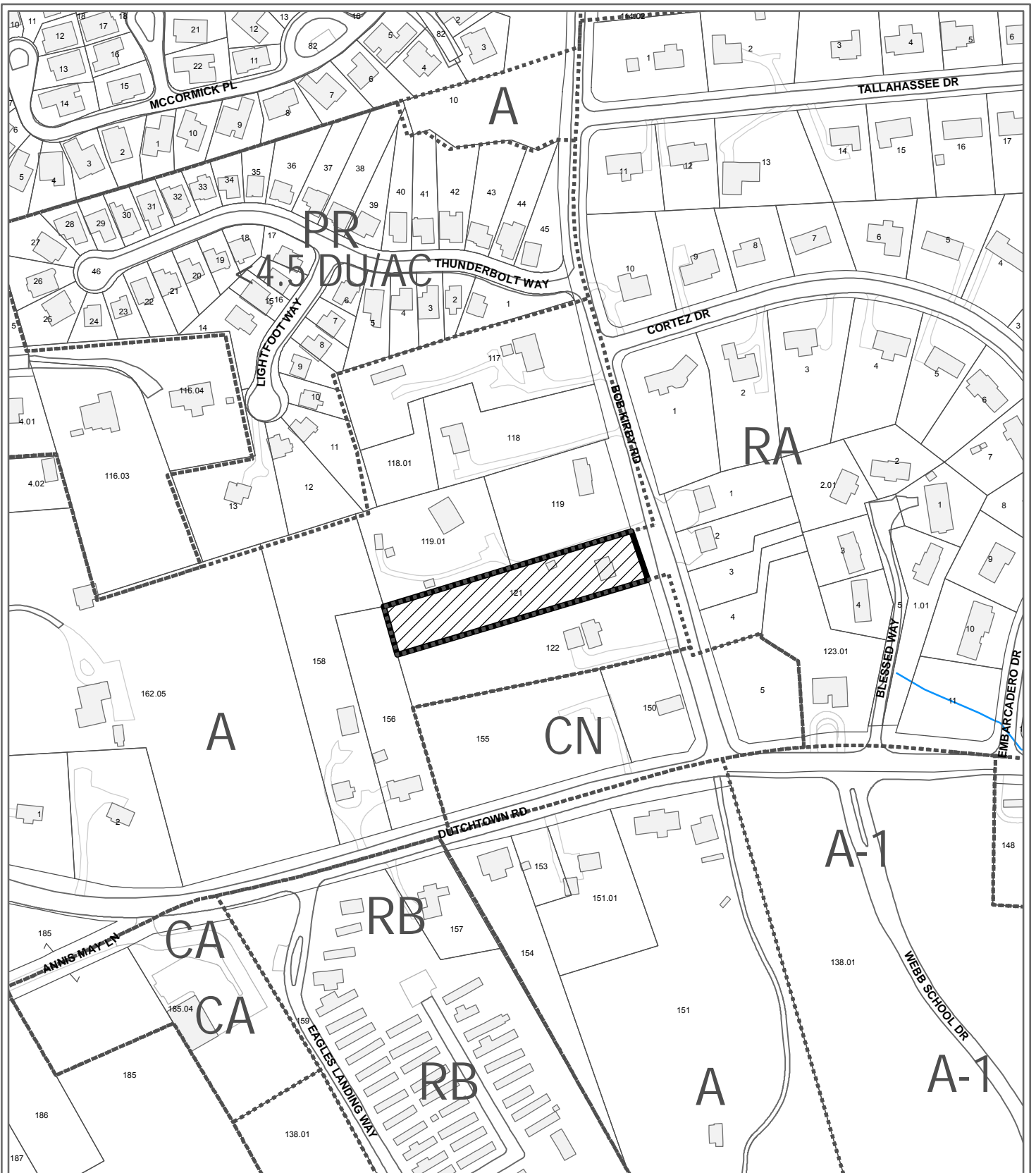
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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

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.



**5-G-18-UR
USE ON REVIEW**



Three duplexes. in RA (Low Density Residential)

Petitioner: Williams, W. Scott

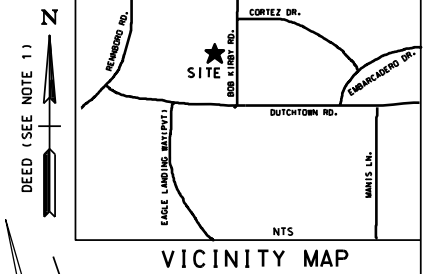
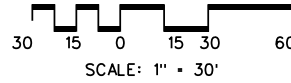
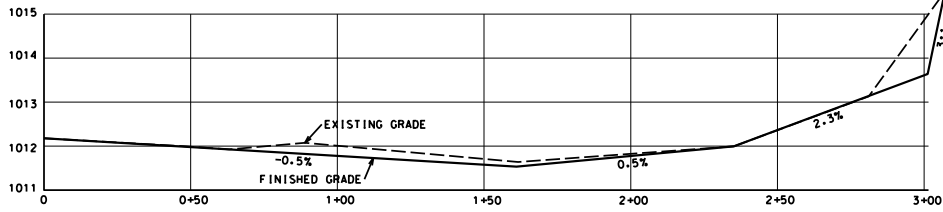
Map No: 118

Jurisdiction: County



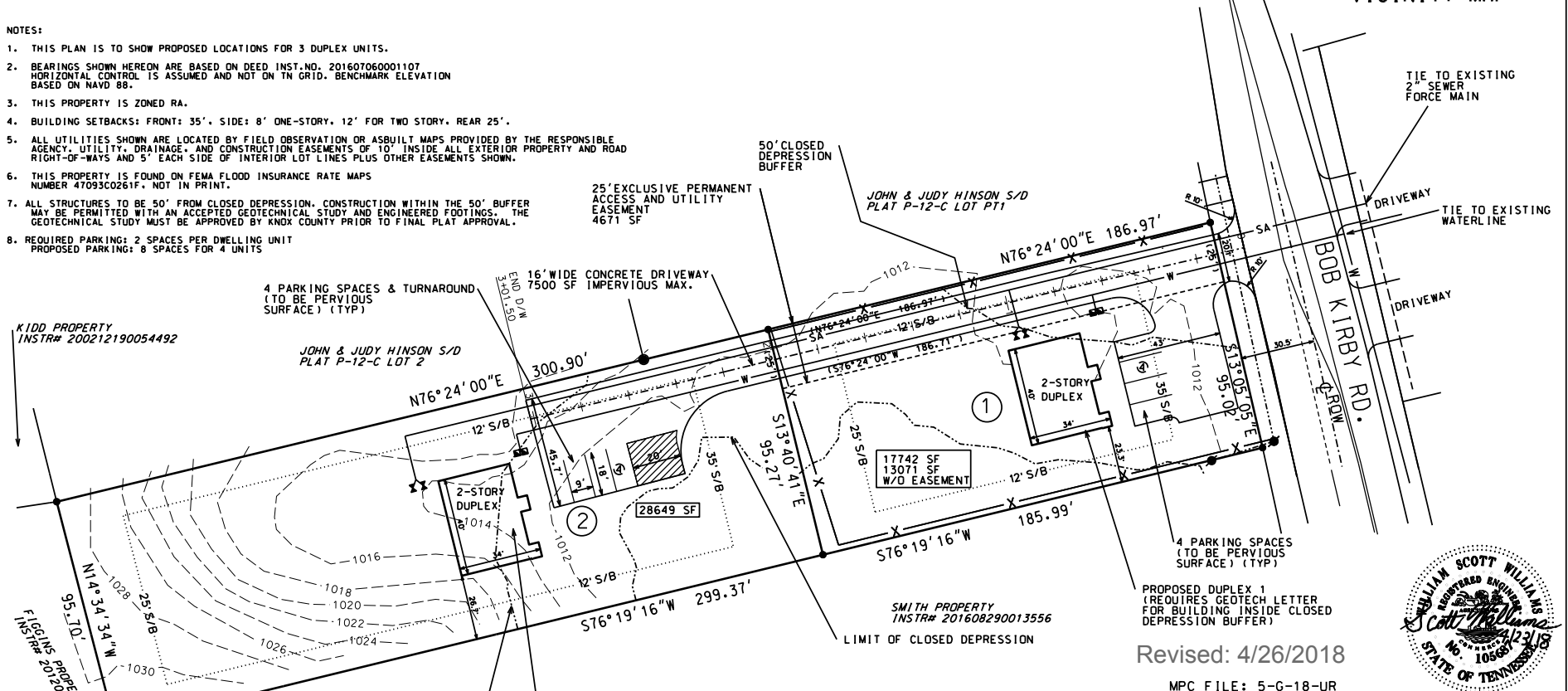
Original Print Date: 4/16/2018 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

CENTERLINE DRIVEWAY PROFILE



NOTES:

1. THIS PLAN IS TO SHOW PROPOSED LOCATIONS FOR 3 DUPLEX UNITS.
2. BEARINGS SHOWN HEREON ARE BASED ON DEED INST. NO. 201607060001107. HORIZONTAL CONTROL IS ASSUMED AND NOT ON TN GRID. BENCHMARK ELEVATION BASED ON NAVD 88.
3. THIS PROPERTY IS ZONED RA.
4. BUILDING SETBACKS: FRONT: 35', SIDE: 8' ONE-STORY, 12' FOR TWO STORY, REAR 25'.
5. ALL UTILITIES SHOWN ARE LOCATED BY FIELD OBSERVATION OR ASBUILT MAPS PROVIDED BY THE RESPONSIBLE AGENCY. UTILITY, DRAINAGE, AND CONSTRUCTION EASEMENTS OF 10' INSIDE ALL EXTERIOR PROPERTY AND ROAD RIGHT-OF-WAYS AND 5' EACH SIDE OF INTERIOR LOT LINES PLUS OTHER EASEMENTS SHOWN.
6. THIS PROPERTY IS FOUND ON FEMA FLOOD INSURANCE RATE MAPS NUMBER 47093C0261F, NOT IN PRINT.
7. ALL STRUCTURES TO BE 50' FROM CLOSED DEPRESSION. CONSTRUCTION WITHIN THE 50' BUFFER MAY BE PERMITTED WITH AN ACCEPTED GEOTECHNICAL STUDY AND ENGINEERED FOOTINGS. THE GEOTECHNICAL STUDY MUST BE APPROVED BY KNOX COUNTY PRIOR TO FINAL PLAT APPROVAL.
8. REQUIRED PARKING: 2 SPACES PER DWELLING UNIT
PROPOSED PARKING: 8 SPACES FOR 4 UNITS



KIDD PROPERTY
INSTR# 200212190054492

JOHN & JUDY HINSON S/D
PLAT P-12-C LOT 2

SMITH PROPERTY
INSTR# 201608290013556

FIGGINS PROPERTY
INSTR# 201200070099505



Revised: 4/26/2018
MPC FILE: 5-G-18-UR

- LEGEND**
- 5/8" IRON PIN SET (NEW)
 - IPF 5/8" IRON PIN FOUND (OLD)
 - LOT LINE / ROW
 - X- FENCE
 - OVERHEAD ELECTRIC
 - - - CLOSED DEPRESSION
 - CENTERLINE R.O.W.
 - EXISTING STRUCTURES
 - EASEMENT LINES
 - ⊕ SEWER VALVE
 - ⊕ WATER METER
 - ② LOT NO.
 - ⓐ PARKING SPACES

SITE PLAN OF:
DUTHTOWN VIEW WEST S/D
815 BOB KIRBY RD
KNOXVILLE, TN, 37923
CLT MAP 118 PARCEL 121
DISTRICT 6
DATE: 4/23/2018

Scott Williams and Associates
4530 ANNALEE WAY
KNOXVILLE, TENNESSEE 37921
PHONE: (865) 692-9809
FAX: (865) 692-9809
E-MAIL: wscottwill@comcast.net

CONSULTING
CIVIL ENGINEERING
LAND SURVEYING

- KNOX COUNTY PUBLIC WORKS NOTES:**
1. Maximum allowable impervious footprint is 10000 square feet total 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.

OWNER:
WEI RENTALS
8911 NEAL CHASE WAY
PHONE (865) 922-2600
KNOXVILLE, TN 37938

Use on Review **Development Plan**

Name of Applicant: W. Scott Williams

Date Filed: 3/26/18 Meeting Date: 5-10-18

Application Accepted by: Sherry Michienzi

Fee Amount: _____ File Number: Development Plan _____

Fee Amount: \$1200⁰⁰ File Number: Use on Review 5-6-18-UR

PROPERTY INFORMATION

Address: 815 Bob Kirby Road

General Location: 355 feet north of intersection of
w/s north of
Bob Kirby Road and Dutchtown Road

Tract Size: 1.11 Ac No. of Units: 3 duplexes

Zoning District: RA

Existing Land Use: SFR

Planning Sector: Northwest County

Sector Plan Proposed Land Use Classification:
LDR

Growth Policy Plan Designation: Planned Growth

Census Tract: 46.11

Traffic Zone: 249

Parcel ID Number(s): 118 121

Jurisdiction: City Council _____ District
 County Commission W6 District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT
Name: Ron Worley

Company: WBI Rentals

Address: Po Box 71022

City: Knoxville State: TN Zip: 37938

Telephone: 865-922-2600

Fax: 865-922-2602

E-mail: worleybuildersron@comcast.net

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT
Name: W. Scott Williams

Company: W. Scott Williams & Associates

Address: 4530 Annalee Way

City: Knoxville State: TN Zip: 37921

Telephone: 865-692-9809

Fax: 865-692-9809

E-mail: wscottwill@comcast.net

APPROVAL REQUESTED

Development Plan: Residential Non-Residential

Home Occupation (Specify Occupation)

Other (Be Specific)

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: Scott Williams

PLEASE PRINT
Name: Scott Williams

Company: W. Scott Williams & Associates

Address: 4530 Annalee Way

City: Knoxville State: TN Zip: 37921

Telephone: 865-692-9809

E-mail: wscottwill@comcast.net

SIGNATURES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:

Please Sign in Black Ink:

(If more space is required attach additional sheet.)

Name	Address	• City	• State	• Zip	Owner	Option
<i>Ken W. [Signature], member</i>	PO Box 71022	Knoxville TN	37938		<u> X </u>	