



USE ON REVIEW REPORT

▶ **FILE #:** 1-C-20-UR

AGENDA ITEM #: 26

AGENDA DATE: 1/9/2020

▶ **APPLICANT:** PETER DADZIE

OWNER(S): Peter Dadzie

TAX ID NUMBER: 80 C A 028

[View map on KGIS](#)

JURISDICTION: City Council District 5

STREET ADDRESS: 5115 Tillery Rd.

▶ **LOCATION:** South side of Tillery Road, west side of Paris Road.

▶ **APPX. SIZE OF TRACT:** 5.042 acres

SECTOR PLAN: Northwest City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Tillery Road, a minor collector street with an 24' pavement width within a 50' right-of-way, and Paris Rd., a local street with an 18' pavement width within a 50' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

▶ **ZONING:** R-1 (Low Density Residential)

▶ **EXISTING LAND USE:** Residential

▶ **PROPOSED USE:** Duplexes (3)

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: North: Residences - R-1 (Low Density Residential) & RP-1 (Planned Residential)

South: South: Residences - R-1 (Low Density Residential)

East: East: Residences - R-1 (Low Density Residential)

West: West: Residences - RP-1 (Planned Residential)

NEIGHBORHOOD CONTEXT: The site is located in an area of low density residential development that has developed under R-1, R-1A and RP-1 zoning.

STAFF RECOMMENDATION:

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

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
3. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the R-1 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 3 of the 4 lots in this proposed 4 lot subdivision. The fourth lot is proposed for a single-family residence. Two of the duplex lots will share a driveway with access to Tillery Road. The third duplex and single-family residence will have access to Paris Road. A duplex is only allowed in the R-1 (Low Density Residential) zoning district through a use on review approval. All three duplex lots, which range in size from 15,009 to 20,739 square feet, exceed the minimum standards for a duplex in the R-1 zoning district.

This property was zoned R-1 (Low Density Residential) when the application was submitted. Under the City of Knoxville's Adopted Zoning Map, the property has been rezoned to the RN-1 (Single-Family Residential Neighborhood). This request is being considered under the R-1 zoning district standards.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE

1. The proposed development will have minimal impact on local services since utilities are in place to serve this site.
2. The proposed development is compatible in scale and density with other development that has occurred in the area.

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 R-1 zoning district 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 PLANS

1. The Northwest City Sector Plan and One Year Plan designate low density residential uses (up to 6 du/ac) for the site. The proposed development at a density of 4.96 du/ac for the duplex lots, conforms with both the Sector Plan and One Year Plan.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 90 (average daily vehicle trips)

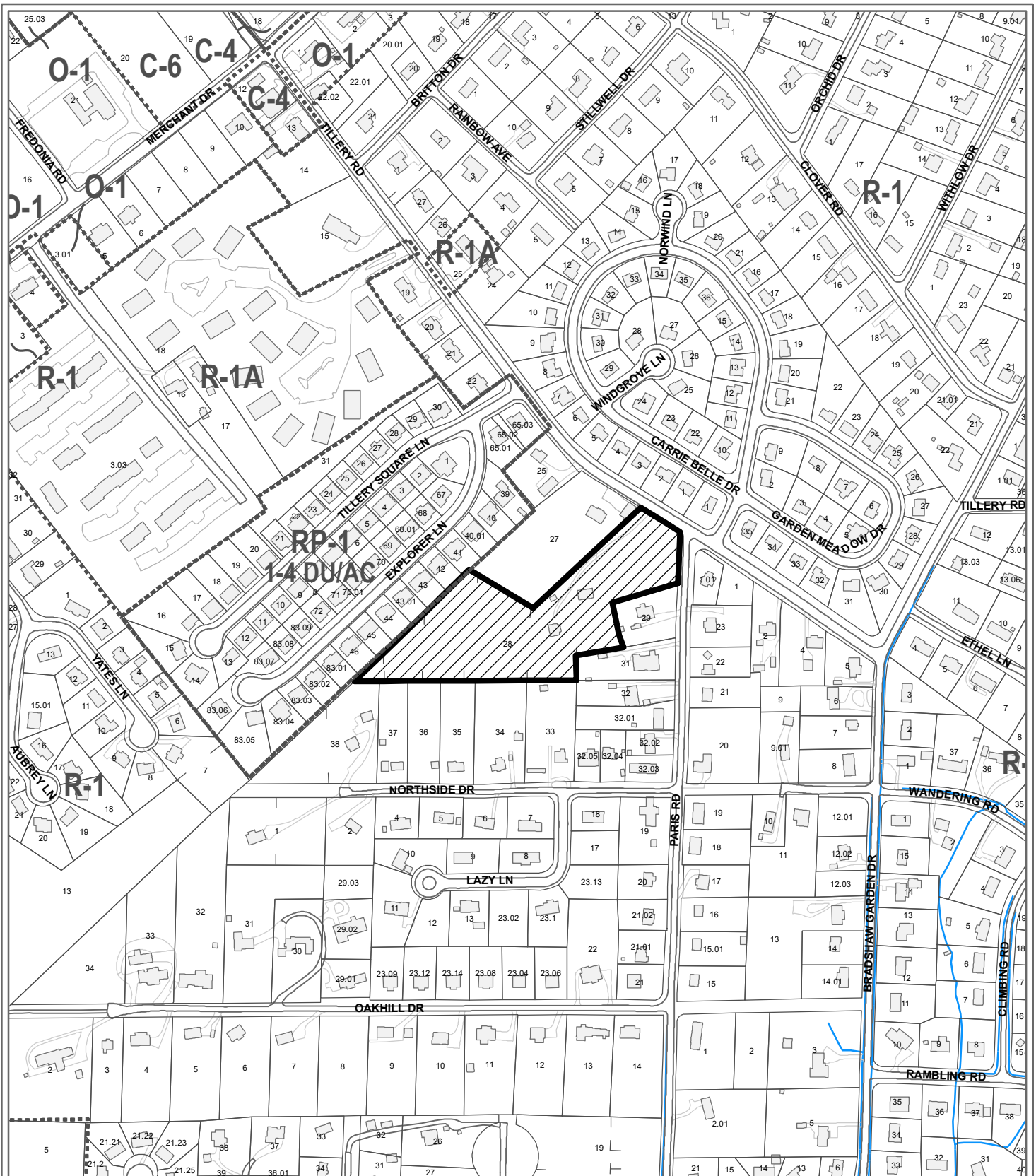
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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, grades K-12)

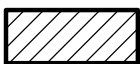
Schools affected by this proposal: Norwood Elementary, Northwest Middle, and Powell High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and 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.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



**1-C-20-UR
USE ON REVIEW**

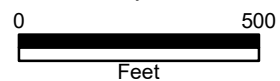


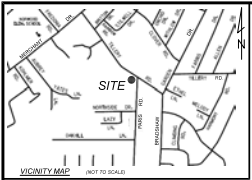
Duplexes (3) in R-1 (Low Density Residential)

Petitioner: Dadzie, Peter

Map No: 80

Jurisdiction: City



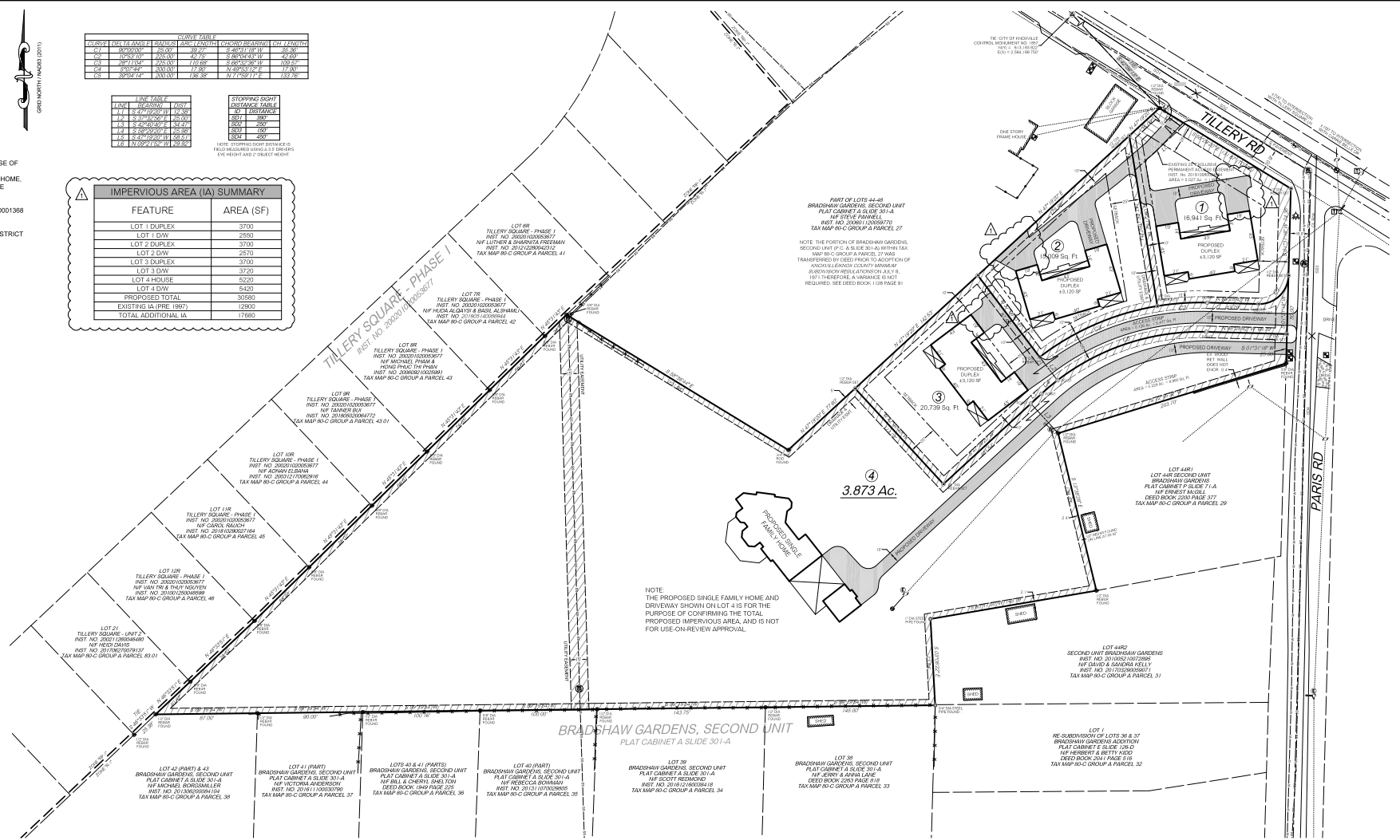


CURB TABLE			
CURB	MIN. W. SIDE	MAX. W. SIDE	MIN. W. SIDE
1"	10.00'	10.00'	10.00'
2"	10.00'	10.00'	10.00'
3"	10.00'	10.00'	10.00'
4"	10.00'	10.00'	10.00'
5"	10.00'	10.00'	10.00'
6"	10.00'	10.00'	10.00'
7"	10.00'	10.00'	10.00'
8"	10.00'	10.00'	10.00'
9"	10.00'	10.00'	10.00'
10"	10.00'	10.00'	10.00'
11"	10.00'	10.00'	10.00'
12"	10.00'	10.00'	10.00'
13"	10.00'	10.00'	10.00'
14"	10.00'	10.00'	10.00'
15"	10.00'	10.00'	10.00'
16"	10.00'	10.00'	10.00'

TYPE	W. SIDE	E. SIDE
1"	10.00'	10.00'
2"	10.00'	10.00'
3"	10.00'	10.00'
4"	10.00'	10.00'
5"	10.00'	10.00'
6"	10.00'	10.00'
7"	10.00'	10.00'
8"	10.00'	10.00'
9"	10.00'	10.00'
10"	10.00'	10.00'
11"	10.00'	10.00'
12"	10.00'	10.00'
13"	10.00'	10.00'
14"	10.00'	10.00'
15"	10.00'	10.00'
16"	10.00'	10.00'

GENERAL NOTES
 1. THIS CONCEPT PLAN IS INTENDED ONLY FOR THE PURPOSE OF SHOWING THE PROPOSED LOCATIONS OF THE PLANNED CONSTRUCTION OF DUPLEX UNITS AND A SINGLE FAMILY HOME, AND MAY NOT BE RELIED UPON FOR ANY OTHER PURPOSE.
 2. PROPERTY INFORMATION:
 DEED REFERENCE(S): INSTRUMENT NUMBER 201807050001358
 PLAT REFERENCE(S): PLAT CABINET A SLIDE 301-A
 PARCEL ID: MAP 80-C GROUP A PARCEL 28
 CURRENT ZONING: R-1 "LOW DENSITY RESIDENTIAL DISTRICT"
 TOTAL PARCEL AREA: 5.042 ACRES INTO 4 LOTS

IMPERVIOUS AREA (IA) SUMMARY	
FEATURE	AREA (SF)
LOT 1 DUPLEX	3700
LOT 2 DUPLEX	2550
LOT 3 DUPLEX	3700
LOT 4 DUPLEX	2550
LOT 3 DRIVE	3700
LOT 3 DRIVE	3700
LOT 4 DRIVE	5420
PROPOSED TOTAL	30580
EXISTING IA (PRE 1997)	12980
TOTAL ADDITIONAL IA	17600



NOTE: THE PROPOSED SINGLE FAMILY HOME AND DRIVEWAY SHOWN ON LOT 4 IS FOR THE PURPOSE OF CONFIRMING THE TOTAL PROPOSED IMPERVIOUS AREA, AND IS NOT FOR USE-ON-REVIEW APPROVAL.

**CONCEPT PLAN FOR
 DADDS SQUARE SUBDIVISION
 RESUBDIVISION OF PART OF LOTS 42 & 44-45 OF
 BRADSHAW GARDENS, SECOND UNIT**

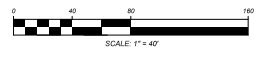
PLANNING SERVICES FILE NO.: J-C-20-UR

Revised: 12/16/2019

TAX MAP 80-C GROUP A PARCEL 28
 BLOCK 41350, WARD 41, CITY OF KNOXVILLE
 5th CIVIL DISTRICT
 KNOX COUNTY, TENNESSEE

LEGEND

● IRON ROD (GOLD)	⊕ ELEC. TRANS. POLE	—— PARCEL TR.	—— ZONING BOUNDARY
● IRON ROD (SILVER)	⊕ FIRE HYDRANT	—— BOUNDARY LINE	—— UTILITY LINE (GAS)
● IRON PIPE (GOLD)	⊕ GUY WIRE ANCHOR	—— BOUNDARY LINE	—— SEWER (SANITARY)
○ POINT/TIE	⊕ MANHOLE (PATTERN)	—— BOUNDARY LINE	—— WATER LINE (GOLD)
○ NEW LOT	⊕ METER (ELEC.)	—— BOUNDARY LINE	—— CONCRETE SURFACE
Ⓛ OLD LOT	⊕ METER (WATER)	—— EASEMENT MARGIN	—— BUILDING FOOTPRINT
Ⓛ CONTROL POINT	⊕ SERVICE POLE (ELEC.)	—— EASEMENT MARGIN	—— BASEMENT AREA
Ⓛ MANHOLE (SANTARY)	⊕ UTILITY POLE	—— CENTERLINE	—— BRICK SURFACE
Ⓛ ANTENNA	⊕ VALVE (GAS)	—— BUILDING DETACK	—— OVERHANG/CANOPY
Ⓛ CLEAROUT (SINK)	⊕ UTILITY POLE & LIGHT	—— WOOD FENCE	



OWNER(S):
 Lots 1-4 (Map 80-C Grp A Par 28)
 Porter & Thoreson Dadsqr
 1818 Tillery Square Ln
 Knoxville, TN 37912
 (865) 455-8767

LAND TECH CIVIL ENGINEERING & LAND SURVEYING
 100 McCune Road
 Knoxville, TN 37918
 (865) 578-6510
 Fax: 865-578-6563
 info@landtecho.com
 REVISED DATE: DECEMBER 16, 2019

TELL A FRIEND ADD TO CART X CLOSE



Home > Multi-Family Plans > Search Results > Plan 87385

1-C-20-UR



REVERSE PLAN

Front Elevation

Country

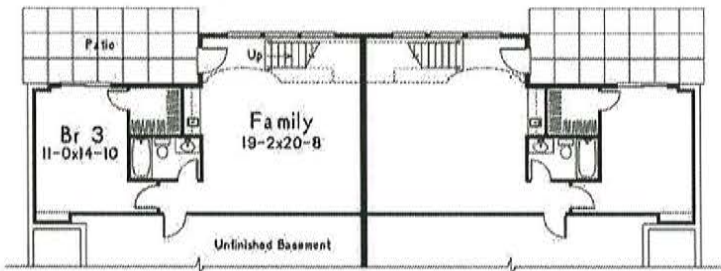
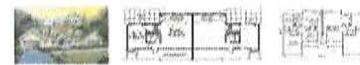
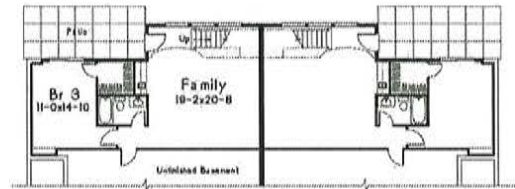
House Plan 87385

Order Code:

COWEB

Country Style Multi-Family Plan 87385

3666 Sq Ft, 6 Bedrooms, 4 Full Baths, 4 Car Garage



REVERSE PLAN

Lower Level

Quick Specs

- 3666 Total Living Area
- 760 Lower Level
- 1073 Main Level
- 6 Bedrooms
- 4 Full Baths
- 4 Car Garage
- 81' W x 49' D

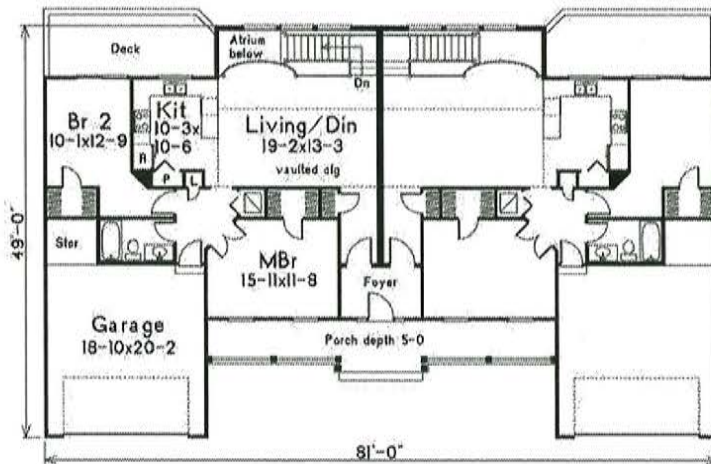
Quick Pricing

- 5 Sets: \$1,175.00
- 8 Sets: \$1,250.00
- PDF File: \$1,125.00

ADD TO CART

U.S. customers
1-800-482-0464

Canada customers
1-800-361-7526



REVERSE PLAN

Level One

- Plan Specifications +
- Plan Package Pricing +
- What's Included? +
- Modifications +
- Cost to Build +
- Previous Q & A +
- Ask A Question +
- Low Price Guarantee +



Planning
KNOXVILLE | KNOX COUNTY

DEVELOPMENT REQUEST

DEVELOPMENT

- Development Plan
- Use on Review / Special Use

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning



Peter Dadzie
Applicant

11-20-19 Date Filed 1-9-20 Meeting Date (if applicable) 1-C-20-WR File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Peter Dadzie
Name

702 E. Magnolia Ave Knoxville TN 37917
Address City State Zip

865-455-8767 Phone peterdadzie1@gmail.com Email

CURRENT PROPERTY INFO

same as above
Owner Name (if different) Owner Address Owner Phone

5115 Tillery Rd. Property Address 080CA028 Parcel ID

s/s Tillery Rd, w/s Paris Rd General Location 5.20 acres Tract Size

5 Jurisdiction (specify district above) City County R-1 Zoning District

Northwest City Planning Sector LDR Sector Plan Land Use Classification N/A City Growth Policy Plan Designation

Residential / Vacant Existing Land Use Septic (Y/N) Sewer Provider Water Provider

REQUEST

DEVELOPMENT

Development Plan Use on Review / Special Use

Residential Non-Residential

Home Occupation (specify): _____

Other (specify): Duplexes (3)

SUBDIVISION

Proposed Subdivision Name Dadzie Square Unit / Phase Number _____

Parcel Change

Combine Parcels Divide Parcel Total Number of Lots Created: _____

Other (specify): _____

Attachments / Additional Requirements

ZONING

Zoning Change: _____
Proposed Zoning

Plan Amendment Change: _____
Proposed Plan Designation(s)

Proposed Property Use (specify) _____ Proposed Density (units/acre) _____ Previous Rezoning Requests _____

Other (specify): _____

STAFF USE ONLY

PLAT TYPE

Staff Review Planning Commission

ATTACHMENTS

Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

- Design Plan Certification (Final Plat only)
- Use on Review / Special Use (Concept Plan only)
- Traffic Impact Study

FEE 1:
0403 | 1200.00

FEE 2:
|

FEE 3:
|

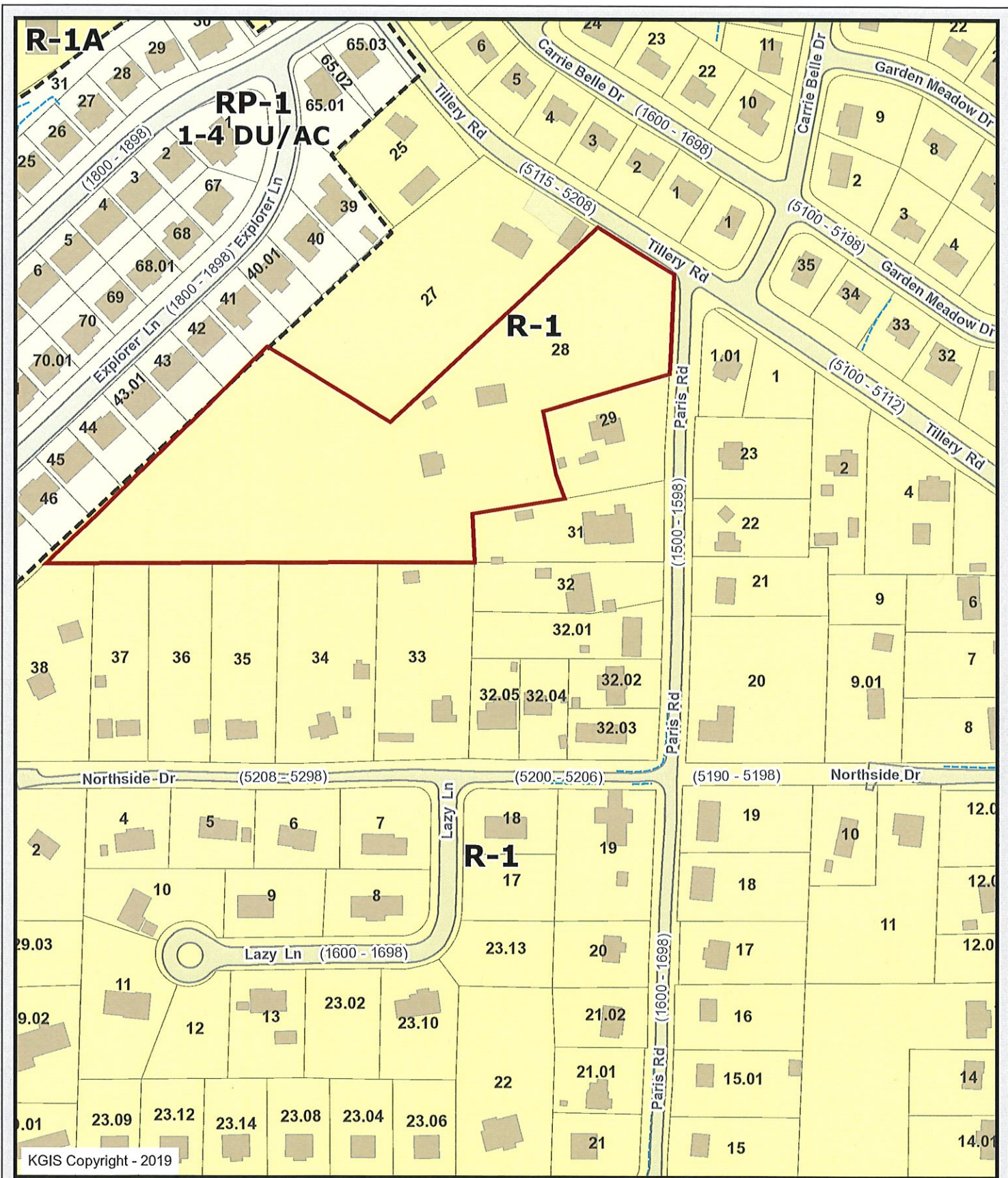
TOTAL:

\$1200.00

AUTHORIZATION

Sherry Michienzi SHERRY MICHIEZI 11-20-19
Staff Signature Please Print Date

[Signature] Peter Dadzie 11/20/19
Applicant Signature Please Print Date



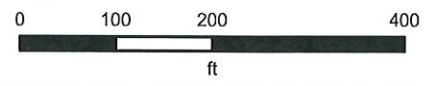
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Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



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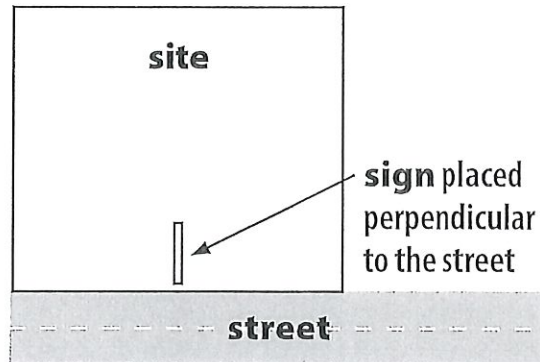
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted Administrative Rules and Procedures.

At the time of application, staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the Planning offices. The applicant will be charged a fee of \$10 for each replacement sign.

LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

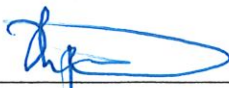


TIMING

The sign(s) must be posted 15 days before the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next Planning Commission meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

Dec 24th Place sign and Jan 10th Pick up sign
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: 

Printed Name: Peter Dadzic

Phone: 865-455-8767 Email: peterdadzic1@gmail.com

Date: 11-20-19

File Number: 1-C-20-UR