



USE ON REVIEW REPORT

▶ **FILE #:** 11-C-20-UR

AGENDA ITEM #: 36

AGENDA DATE: 11/12/2020

▶ **APPLICANT:** BRIAN DAVIS

OWNER(S): Brian Davis

TAX ID NUMBER: 78 J B 03602

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 7009 Wright Rd.

▶ **LOCATION:** West side of Wright Road, South of Alkison Lane

▶ **APPX. SIZE OF TRACT:** 0.445 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Wright Rd., a local street with 18' of pavement within 50' of right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Duplex

4.49 du/ac

HISTORY OF ZONING: None noted

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

South: Residence, Church / RA (Low Density Residential)

East: Residence / RA (Low Density Residential)

West: Residence / RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: This area is developed primarily with single family houses, however, there is a church and several duplexes in the next block south on Wright Road and one duplex on the road to the north, Alkison Ln. These uses are all developed in the RA zone.

STAFF RECOMMENDATION:

▶ **APPROVE the request for a duplex as identified on the development plan, subject to 2 conditions.**

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

With the conditions noted, this plan meets the requirements for approval in the RA (Low Density Residential) district and the other general criteria for approval of a Use on Review.

COMMENTS:

The proposal is to construct a duplex on an existing lot in the RA zone district. The lot is .445 acres and was subdivided from the adjacent lot to the north in 2015. The subject lot meets the minimum lot size for a duplex of 12,000 sqft in the RA zone.

The proposed structure is 2-stories with a front porch for each unit and a two-car garage. The elevations and floor plan of the units will be flipped so the garages are in the middle of the structure to match with the driveway on the site plan. The applicant originally proposed two separate driveways that lined up the garages shown on the elevations, however, the property is only wide enough to allow one driveway which necessitated the change to the driveway design and layout of the units.

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

1. The proposal will not have a substantive impact on schools.
2. Public water and sewer utilities are available to serve the property.
3. The surrounding residential uses are single family houses with lot sizes that range from .4 to 1 acre in size.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed duplex, with the recommended conditions, is consistent with the general standards for uses permitted on review: The proposed development 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 additional traffic through residential areas.
2. The proposal meets all relevant requirements of the RA zoning district, as well as other criteria for approval of a use-on-review.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The use is in conformity with the Northwest County Sector Plan which proposes LDR (Low Density Residential) for the area which allows residential density up to 5 du/ac. The proposed duplex on this lot has a density of 4.49 du/ac.
2. The site is located within the Planned Growth 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.

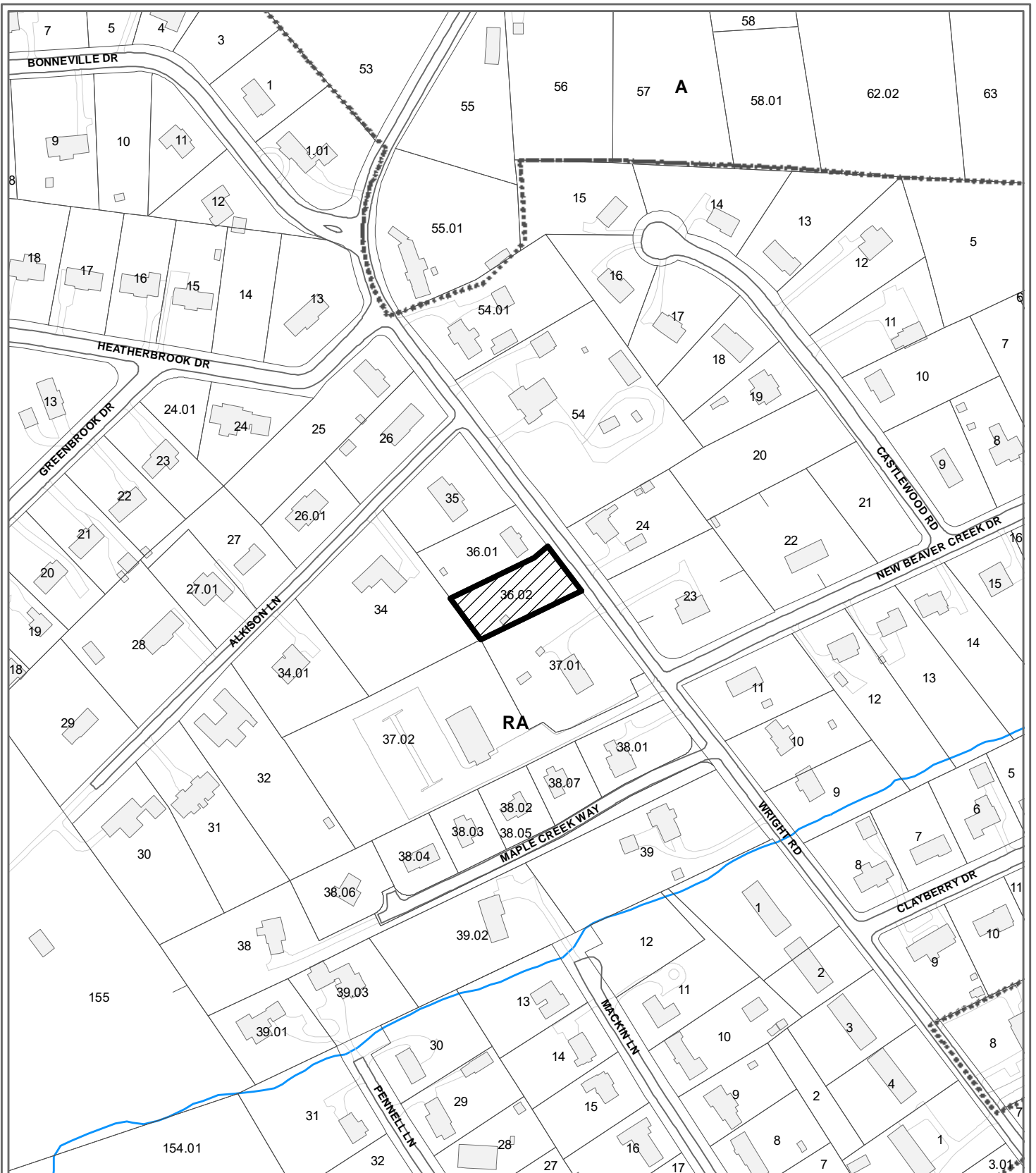
ESTIMATED STUDENT YIELD: 0 (public school children, grades K-12)

Schools affected by this proposal: Karns Elementary, Karns Middle, and Karns 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 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 a Planning Commission decision in

the County.



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



Duplex in RA (Low Density Residential)

Original Print Date: 10/20/2020 Revised:
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Davis, Brian

Map No: 78

Jurisdiction: County



NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY.
CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES TO CONFORM WITH RECOMMENDATIONS SET FORTH IN ALL MANUALS, SPECIFICATIONS, PREVENTION IN CONSTRUCTION, TO PROTECT LIFE, PROPERTY, OR WORK, TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL, AND SHALL BE ABIDED BY.

NOTE:
CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION

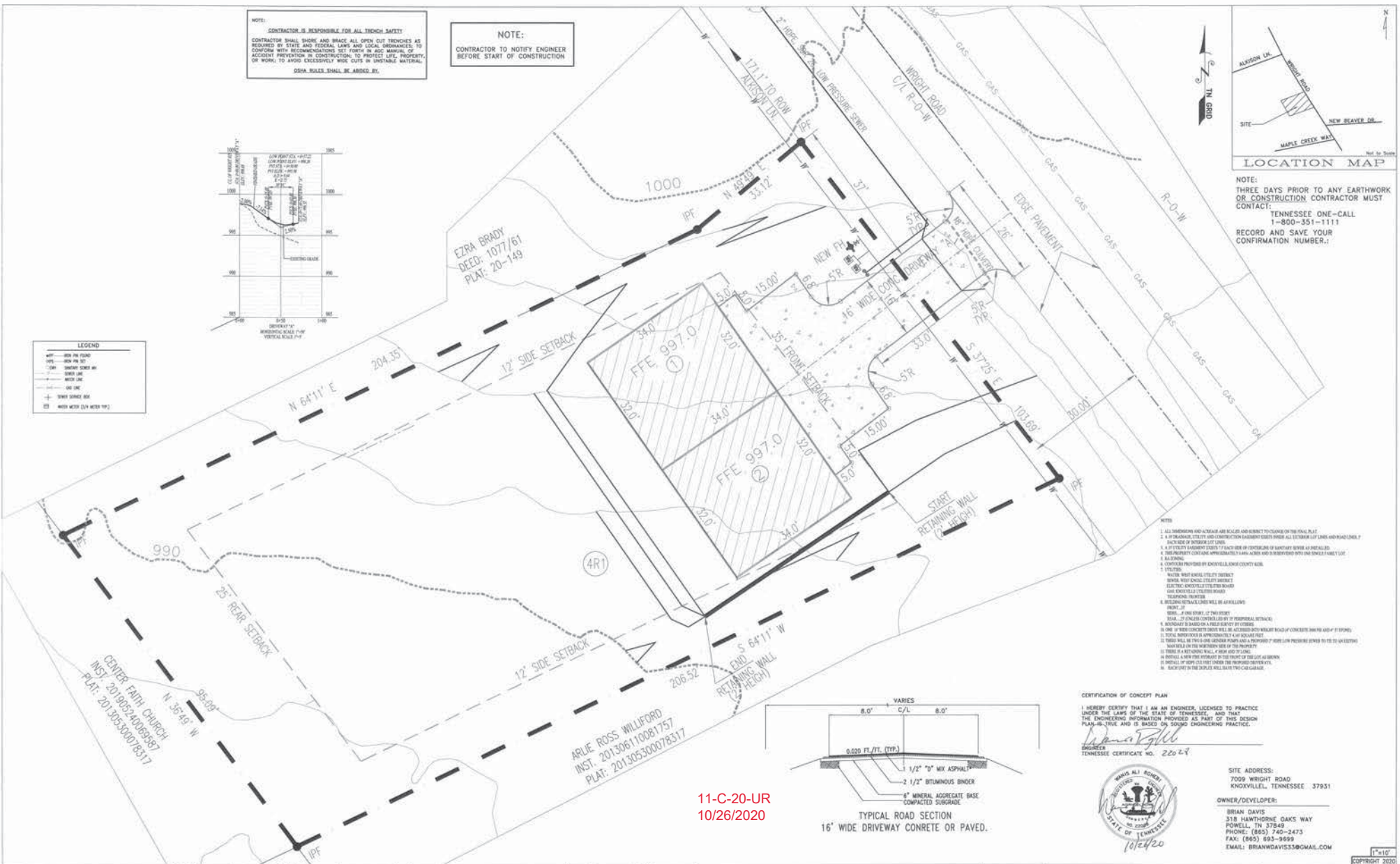


NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION CONTRACTOR MUST CONTACT:
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR CONFIRMATION NUMBER!

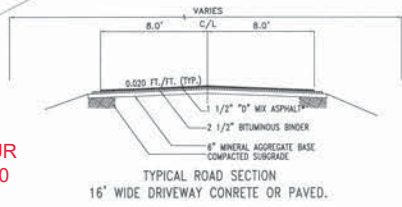


LEGEND

- 100' SETBACK
- 200' SETBACK
- 300' SETBACK
- 400' SETBACK
- 500' SETBACK
- 600' SETBACK
- 700' SETBACK
- 800' SETBACK
- 900' SETBACK
- 1000' SETBACK
- 1100' SETBACK
- 1200' SETBACK
- 1300' SETBACK
- 1400' SETBACK
- 1500' SETBACK
- 1600' SETBACK
- 1700' SETBACK
- 1800' SETBACK
- 1900' SETBACK
- 2000' SETBACK



- NOTES
- ALL DIMENSIONS AND LOCATIONS ARE GIVEN UNLESS OTHERWISE NOTED ON THIS PLAN.
 - IF NECESSARY, THE CITY AND CONSTRUCTION DEPARTMENT SHALL BE NOTIFIED OF ANY CHANGES TO THE PLAN.
 - IF THE CITY DEPARTMENT IS NOTIFIED OF ANY CHANGES TO THE PLAN, THE CITY DEPARTMENT SHALL BE NOTIFIED OF ANY CHANGES TO THE PLAN.
 - THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT.
 - CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF KNOXVILLE ORDINANCES.
 - THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT.
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 - CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF KNOXVILLE ORDINANCES.
 - THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT.



CERTIFICATION OF CONCEPT PLAN
I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED TO PRACTICE UNDER THE LAWS OF THE STATE OF TENNESSEE, AND THAT THE ENGINEERING INFORMATION PROVIDED AS PART OF THIS DESIGN PLAN IS TRUE AND IS BASED ON SOUND ENGINEERING PRACTICE.

Brian Davis
ENGINEER
TENNESSEE CERTIFICATE NO. 22067



SITE ADDRESS:
7009 WRIGHT ROAD
KNOXVILLE, TENNESSEE 37931

OWNER/DEVELOPER:
BRIAN DAVIS
318 HAWTHORNE OAKS WAY
POWELL, TN 37849
PHONE: (865) 742-2473
FAX: (865) 863-9699
EMAIL: BRIANDAVIS33@GMAIL.COM

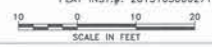
11-C-20-UR
10/26/2020

SOUTHLAND ENGINEERING CONSULTANTS, LLC
GENERAL CIVIL & LAND SURVEYORS
4909 BALL ROAD
KNOXVILLE, TENNESSEE 37931
PHONE: (865) 894-7788
FAX: (865) 893-9699
E-MAIL: wright@seconline.com
www.southlandengineers.com

DESIGNED	WAR	APPROVED					
DRAWN	WAR						
CHECKED	WAR						

SCALE
HORIZONTAL: 1" = 10'
CONTOUR INTERVAL: 2'
DATE
08-28-2020

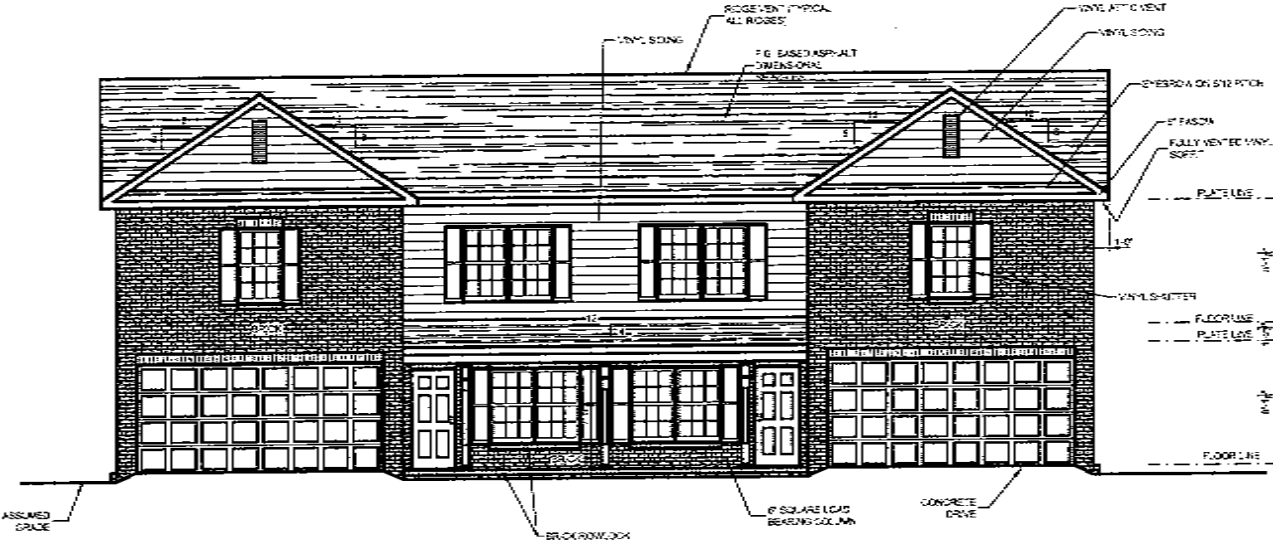
DEED REFERENCES:
DEED INST. # 201703210057568
PLAT INST. # 201510300027110



LOT 4R1
CONCEPT PLAN FOR BRIAN DAVIS
ON WRIGHT ROAD
CLT MAP 078/B, PARCEL 36.02
DISTRICT 6, KNOX COUNTY, TENNESSEE

BD-08-28-20-CP
SHEET 1 OF 1 SHEETS

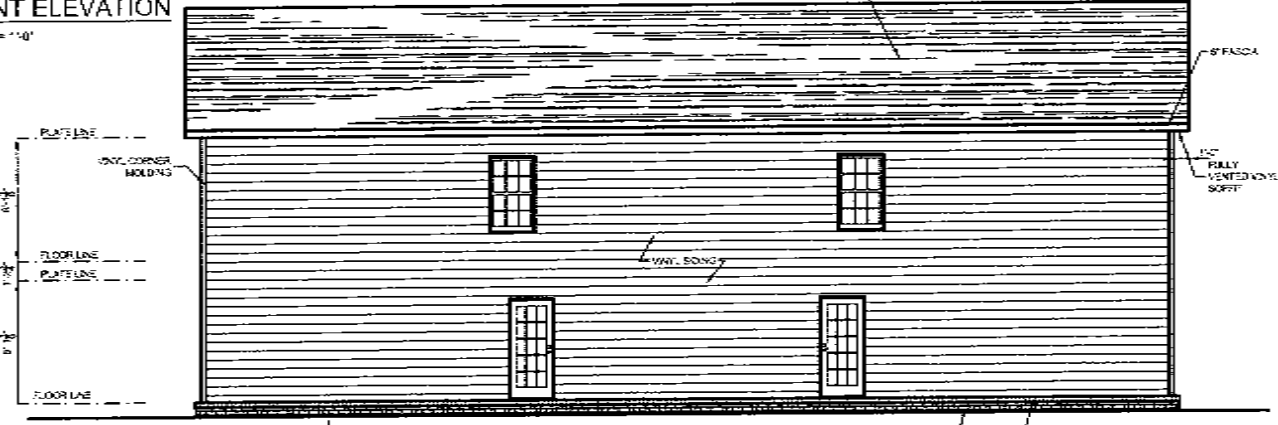
2017 Oakhurst Villas



Tan Windows

11-C-20-UR
10/26/2020

FRONT ELEVATION
SCALE 1/8" = 1'-0"



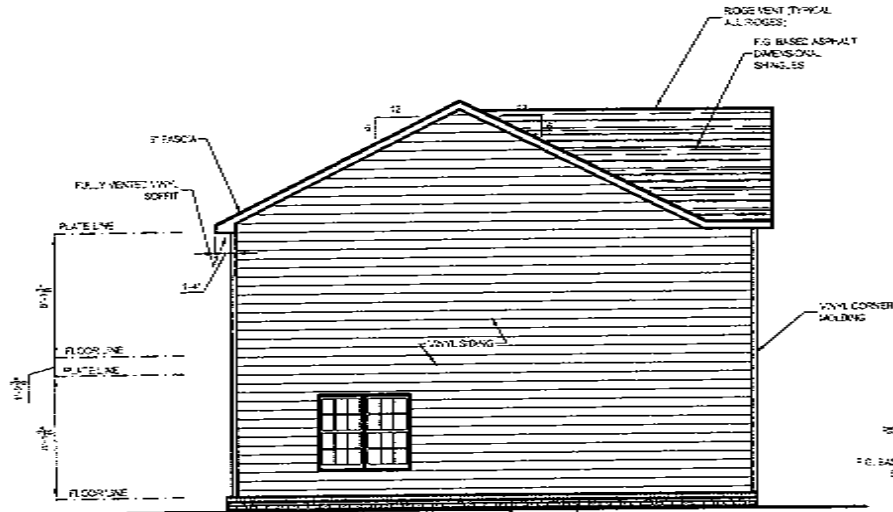
NOTE:
DECK / PATIO NOT
SHOWN FOR CLARITY

REAR ELEVATION
SCALE 1/8" = 1'-0"

REVISED - FOR CONSTRUCTION

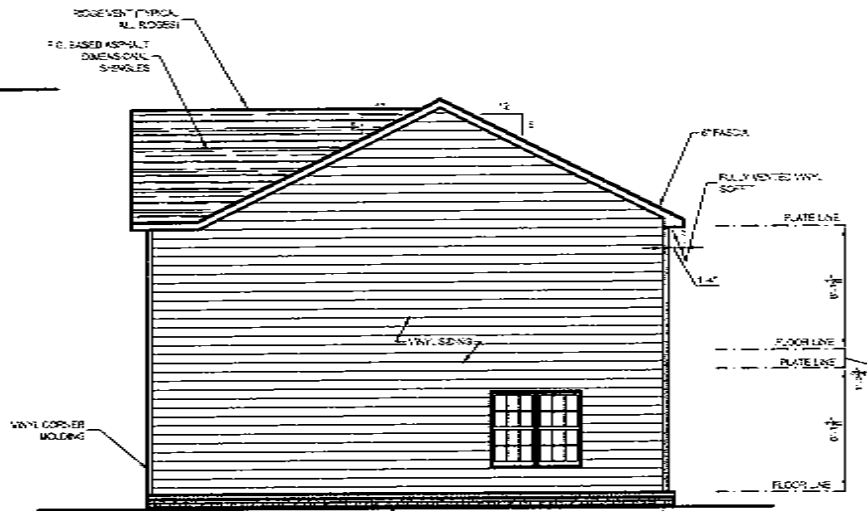
VINYL ATTIC VENT MADE IN THE U.S.A. FROM POLYPROPYLENE. IT IS RESISTANT TO CORROSION, RUST, AND WEATHERING. IT IS AVAILABLE IN A VARIETY OF COLORS AND FINISHES. CONTACT US FOR MORE INFORMATION. (800) 304-4222
4888 DALL ROAD, SUITE 100, DALLAS, TX 75244, USA. PHONE: (800) 304-4222
HERITAGE GROUP
HERITAGE GROUP ARCHITECTURE & INTERIOR DESIGN, INC. 4888 DALL ROAD, SUITE 100, DALLAS, TX 75244, USA. PHONE: (800) 304-4222
DATE: JULY 20 2018
SCALE: 1/8" = 1'-0" (1/4" = 1'-0")
DUPLEX
A2.0

REVISED - FOR CONSTRUCTION



LEFT ELEVATION
SCALE 1/8" = 1'-0"

NOTE:
DECK / PATIO NOT SHOWN FOR CLARITY



RIGHT ELEVATION
SCALE 1/8" = 1'-0"

NOTE:
DECK / PATIO NOT SHOWN FOR CLARITY

11-C-20-UR
10/26/2020

HERITAGE GROUP
DESIGN & CONSTRUCTION SERVICES
1000 PINE HOLLOW DRIVE
DUBLIN, OHIO 43017

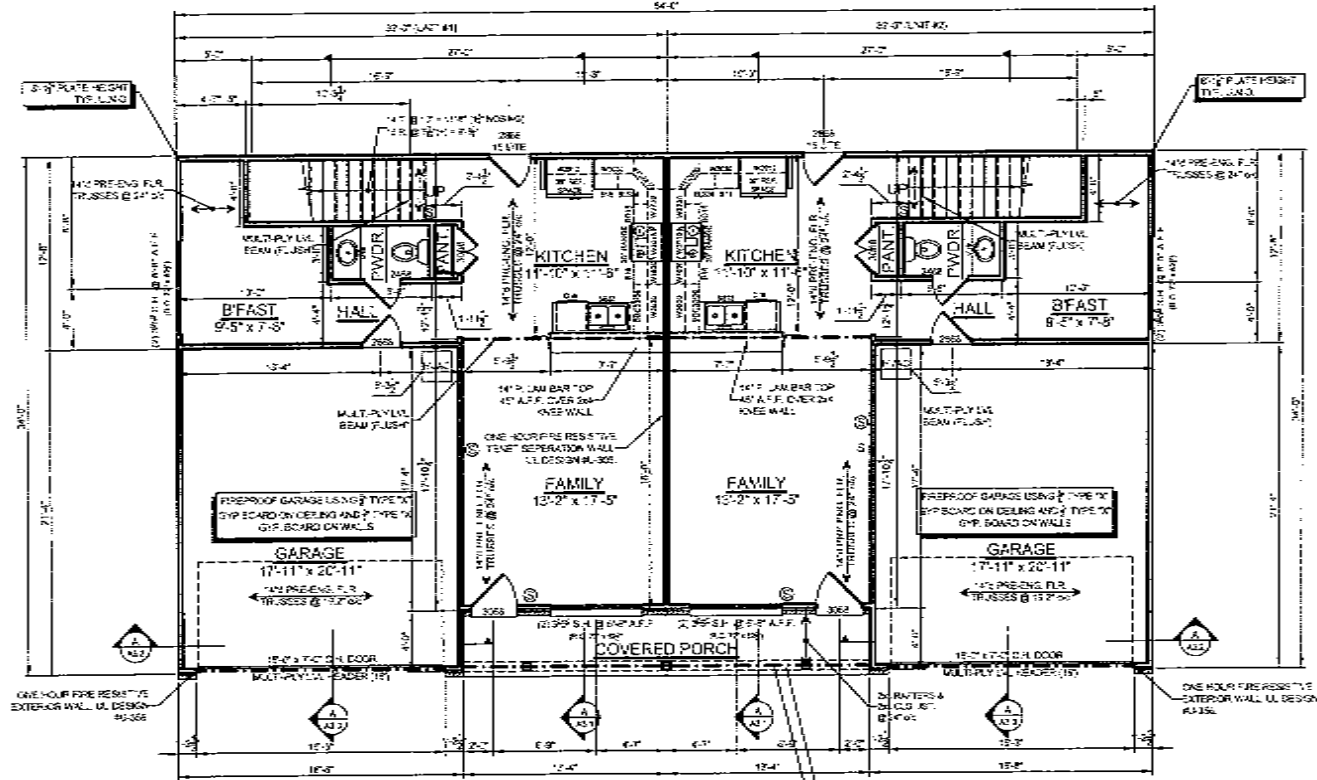
PROJECT: 11-C-20-UR
DATE: 10/26/2020
SCALE: 1/8" = 1'-0" U.S.
SHEET: A2.1

REVISIONS:
NO. DESCRIPTION
1. GENERAL REVISION
2. AS PER REQUEST
3. AS PER REQUEST
4. AS PER REQUEST
5. AS PER REQUEST

BY: HADWORTH
DATE: JULY 28, 2016
SCALE: 1/8" = 1'-0" U.S.
SHEET: A2.1

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REVISED - FOR CONSTRUCTION



1 Hour	Design #	UL U556	GLUE*	N/A	STC - N/A
<p>5/8" (15.9 mm) FireShield Gypsum Board applied vertically to interior side of 2x4 wood studs 16" o.c. installed ceiling only. 7/16" (11.1 mm) 1/2" thick 7/8" o.c. 3/4" (19.0 mm) insulation installed in stud cavity. 3/8" wood panels applied horizontally to exterior side with 1/2" exterior sheathing 8" o.c. Exterior to be finished with vinyl siding. Particle board ceiling, wood stud wall and ceiling, ceiling, concrete masonry block veneer exterior insulation and sheath system. EPS, rockwool insulation siding, 7/8" cement siding.</p>					

1 Hour	Design #	UL U305	GLUE*	WP 3605	STC - 35
<p>5/8" (15.9 mm) FireShield Gypsum Board or 5/8" (15.9 mm) FireShield Gypsum Board applied horizontally or vertically to exterior side of 2x4 wood studs 16" o.c. with 1/2" (12.7 mm) 1/2" thick 7/8" o.c. 3/4" (19.0 mm) insulation installed in stud cavity. 3/8" wood panels applied horizontally to exterior side with 1/2" exterior sheathing 8" o.c. Exterior to be finished with vinyl siding. Particle board ceiling, wood stud wall and ceiling, concrete masonry block veneer exterior insulation and sheath system. EPS, rockwool insulation siding, 7/8" cement siding.</p>					

FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"

11-C-20-UR
10/26/2020

FIELD NOTES:

1. ALL INSULATED WALLS ARE 4" UNLESS NOTED OTHERWISE.
2. ALL PLATE HEIGHTS, WINDOW HEIGHTS, AND CEILING HEIGHTS SHOWN ON THIS SHEET ARE REFERENCED FROM THE FIRST FLOOR SUB-FLOOR.
3. DIMENSIONS ARE FROM FACE OF SHEATHING AT EXTERIOR WALLS TO CENTERLINE OR FACE OF INTERIOR WALLS.

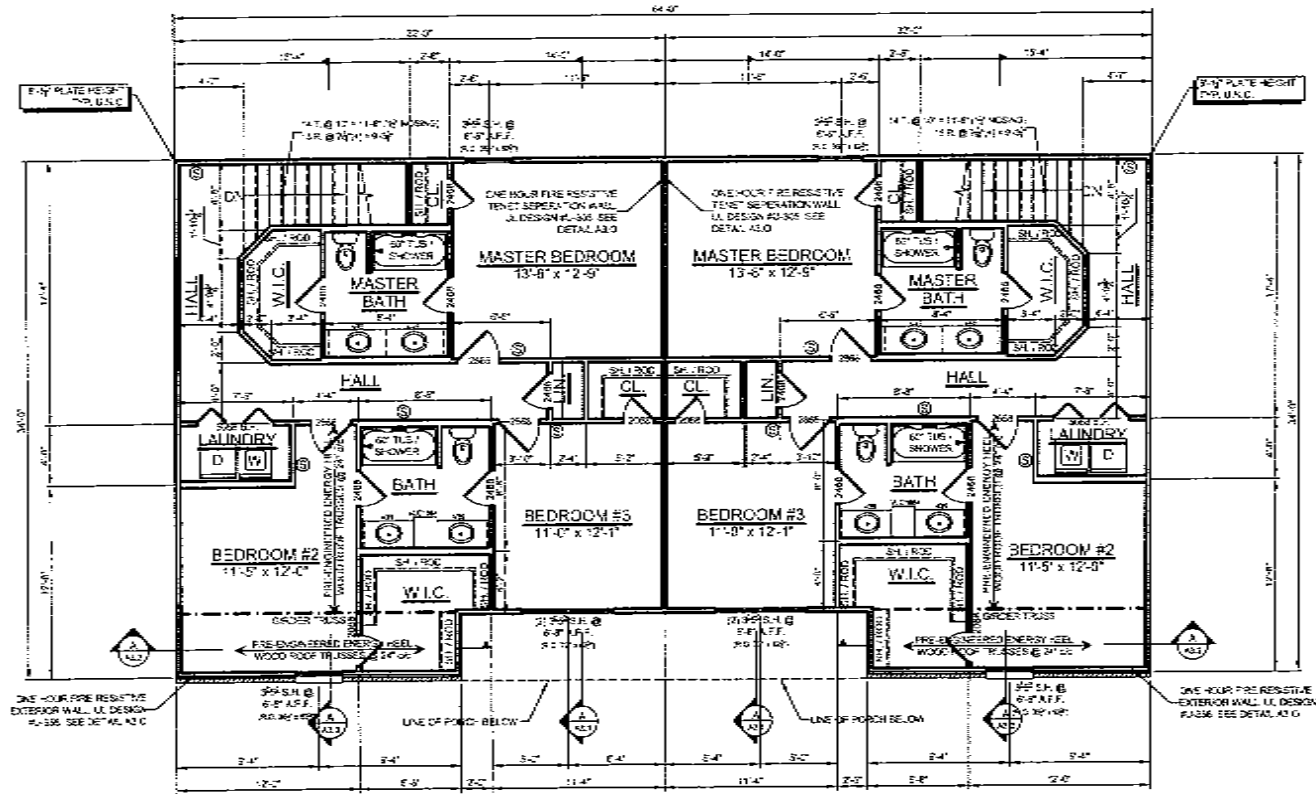
SQUARE FOOTAGE	
UNIT 1 FIRST FLOOR	528 SQ. FT.
UNIT 1 SECOND FLOOR	1020 SQ. FT.
UNIT 1 GARAGE	554 SQ. FT.
UNIT 1 TOTAL HEATED	1582 SQ. FT.
UNIT 2 FIRST FLOOR	528 SQ. FT.
UNIT 2 SECOND FLOOR	1020 SQ. FT.
UNIT 2 GARAGE	554 SQ. FT.
UNIT 2 TOTAL HEATED	1582 SQ. FT.
TOTAL HEATED	3164 SQ. FT.

HERITAGE GROUP
 PROJECT: 11-C-20-UR
 DATE: 10/26/2020
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

REVISIONS:
 1. 10/26/2020: [Description]
 2. 11/10/2020: [Description]

A1.1

REVISED - FOR CONSTRUCTION



11-C-20-UR
10/26/2020

SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"

FIELD NOTES:

1. ALL ANGLED WALLS ARE 45° UNLESS NOTED OTHERWISE
2. ALL PLATE HEIGHTS, WINDOW HEIGHTS, AND CEILING HEIGHTS SHOWN ON THIS SHEET ARE REFERENCED FROM THE FIRST FLOOR SUB-FLOOR.
3. DIMENSIONS ARE FROM FACE OF SHEATHING AT EXTERIOR WALLS TO CENTERLINE OR FACE OF INTERIOR WALLS.

⊙ = SMOKE DETECTOR

HERITAGE GROUP
 11111 HERITAGE BLVD
 SUITE 100
 DALLAS, TX 75244
 (972) 412-1000
 WWW.HERITAGEGROUP.COM

DATE: 11-20-20
 DRAWN BY: J. W. B. / J. W. B.
 CHECKED BY: J. W. B. / J. W. B.
 SCALE: 1/8" = 1'-0" O.M.
 PROJECT: DUPLEX

NO. 11-C-20-UR
 SHEET NO. A1.2

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11-C-20-UR
10/26/2020



Proposed finished look of retaining wall



Development Request

- | | | |
|--|--|--|
| DEVELOPMENT | SUBDIVISION | ZONING |
| <input type="checkbox"/> Development Plan | <input checked="" type="checkbox"/> Concept Plan | <input type="checkbox"/> Plan Amendment |
| <input type="checkbox"/> Planned Development | <input type="checkbox"/> Final Plat | <input type="checkbox"/> SP <input type="checkbox"/> OYP |
| <input type="checkbox"/> Use on Review / Special Use | | <input type="checkbox"/> Rezoning |
| <input type="checkbox"/> Hillside Protection COA | | |

Brian Davis
Applicant Name

9-18-20
Date Filed

Nov. 12, 2020
Meeting Date (if applicable)

11-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

WANIS A. Rghebi
Name

SEC, LLC
Company

4909 Ball Rd.
Address

Knoxville TN 37931
City State ZIP

865-694-7756
Phone

Wrghebi@sengconsultants.com
Email

CURRENT PROPERTY INFO

Brian Davis 318 Hawthorne Oakway Powell TN 37849
Owner Name (if different) Owner Address Owner Phone

7009 Wright Rd Knoxville, TN 37931 Tax MAP 78)B, Parcel 136.0Z
Property Address Parcel ID

STAFF USE ONLY

171' south of Alkison Lane 0.445 Ac.
General Location Tract Size

W/S Wright Rd., SE of Alkison Ln.
NE of New Beaver Creek Dr.

6th Jurisdiction (specify district above) City County Zoning District RA

Northwest County LDR Planned Growth
Planning Sector Sector Plan Land Use Classification Growth Policy Plan Designation

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

DEVELOPMENT REQUEST

- Development Plan Use on Review / Special Use Hillside Protection COA
 Residential Non-Residential

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) Attached Residential (One Duplexes)

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Related Rezoning File Number

_____ Combine Parcels Divide Parcel

Unit / Phase Number _____

Total Number of Lots Created _____

Other (specify) _____

Attachments / Additional Requirements _____

ZONING REQUEST

Zoning Change _____
Proposed Zoning

Pending Plat File Number

Plan Amendment Change _____
Proposed Plan Designation(s)

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)
 Use on Review / Special Use (Concept Plan)
 Traffic Impact Study
 COA Checklist (Hillside Protection)

Fee 1

Total

0402 | 450.00

Fee 2

Fee 3

\$450.00

AUTHORIZATION

By signing below, I certify I am the property owner, applicant or the owners authorized representative.

Wanis A. Rghebi
Applicant Signature

WANIS A. RGHEBI
Please Print

9-18-20
Date

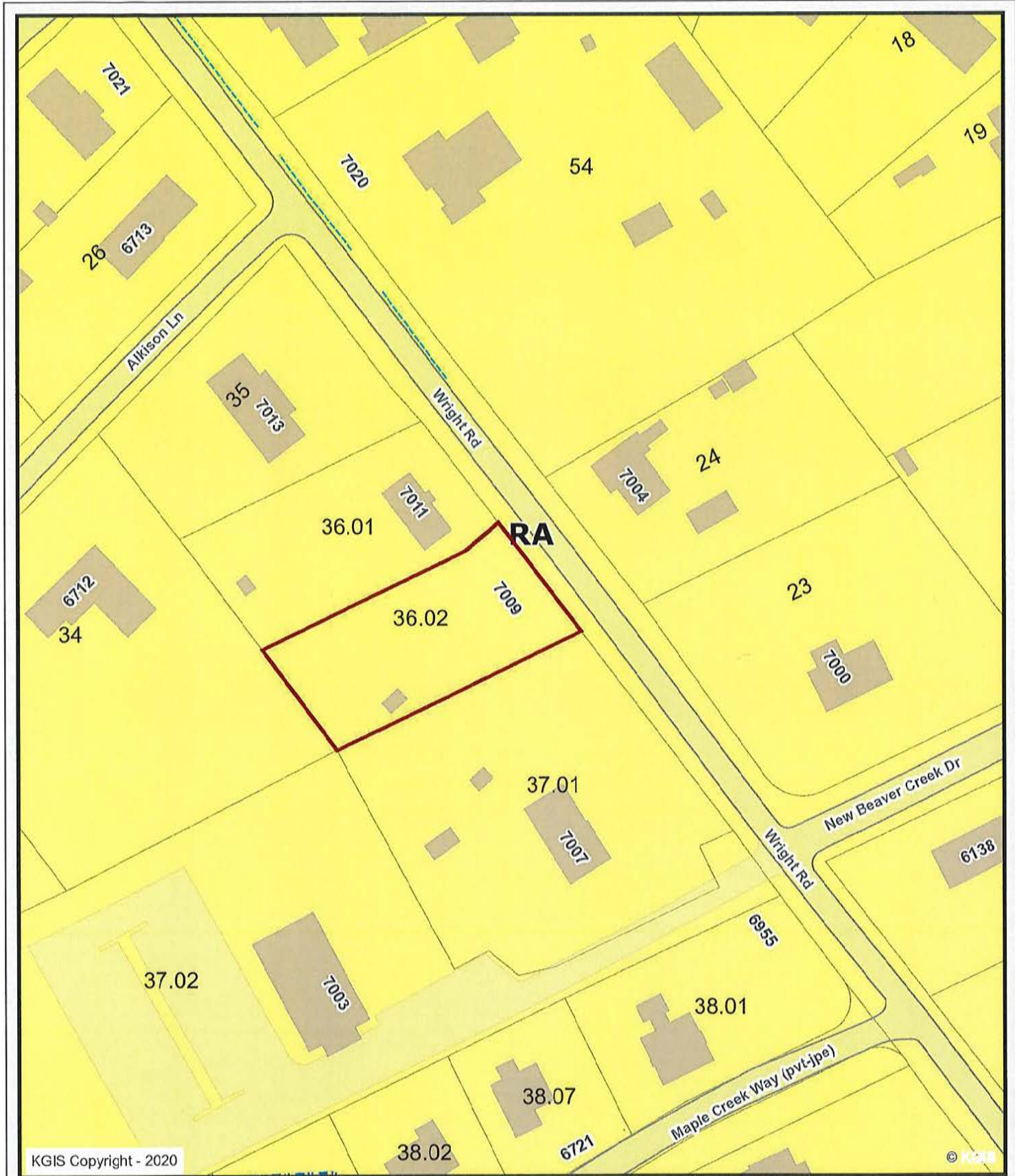
865-694-7756
Phone Number

wrghebi@sengconsultants.com
Email

Sherry Muchenzi
Staff Signature

SHERRY MUCHENZI
Please Print

9/18/2020
Date

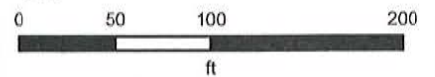


Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



Printed: 9/25/2020 at 2:49:56 PM



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