



USE ON REVIEW REPORT

▶ **FILE #:** 11-A-22-UR

AGENDA ITEM #: 32

AGENDA DATE: 11/10/2022

▶ **APPLICANT:** IVAN KRETSU

OWNER(S): Ivan Kretsu

TAX ID NUMBER: 105 G A 009

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 0 WESTOP TRL

▶ **LOCATION:** West side of Westop Trl, south of Moneymaker Dr

▶ **APPX. SIZE OF TRACT:** 1.19 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Westop Trail, a local road with a 25-ft pavement width within a 50-ft right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Ten Mile Creek

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

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

▶ **PROPOSED USE:** Duplex

DENSITY PROPOSED: 1.72

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Single family residential - RA (Low Density Residential)

South: Rural residential - A (Agricultural)

East: Right-of-way, Single family residential - RA (Low Density Residential)

West: Single family residential - RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: This area is primarily single family residential with some large lot agricultural.

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 exceeds 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 2-story duplex on an existing lot in the RA zone district. The lot is 1.19 acres. The subject lot meets the minimum lot size for a duplex of 12,000 square feet in the RA zone.

DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10 – SECTION 2).

The Planning Commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

1) THE USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.

A. The use is in conformity with the Northwest County Sector Plan which proposes LDR (Low Density Residential) and HP (Hillside Protection) for the area which allows residential density up to 5 du/ac. The proposed duplex on this lot has a density of 1.72 du/ac. The structure will largely avoid the HP area, as HP is on the north and south ends of the lot with the duplex sitting in between.

B. The site is located within the Planned Growth on the Knoxville-Knox County-Farragut Growth Policy Plan map.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE

A. The RA (Low Density Residential) zone is intended to provide for residential areas with low population densities.

B. The LDR (Low Density Residential) land use class allows RA zoning, which permits duplexes as a use on review.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. The surrounding residential uses are one- and two-story single-family houses with lot sizes that range from .4 to 1 acre in size.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

A. The proposed duplexes are not expected to cause any adverse impacts or injure property values.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

A. Traffic volume in this neighborhood will not be substantially increased as a result of the proposed duplex.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed duplexes.

ESTIMATED TRAFFIC IMPACT: 28 (average daily vehicle trips)

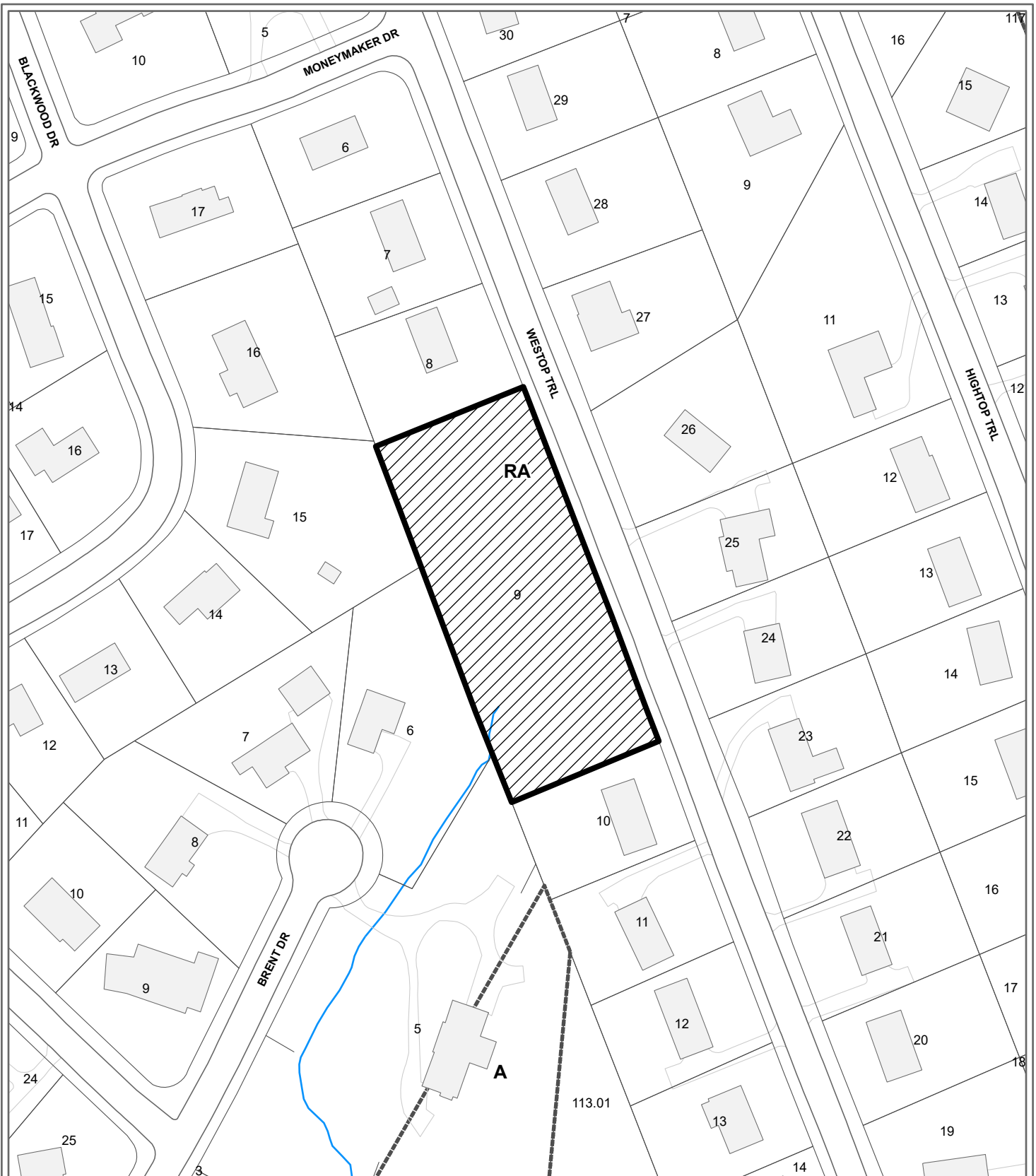
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: Ball Camp Elementary, Karns Middle, and Hardin Valley Academy.

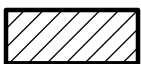
- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries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



**11-A-22-UR
USE ON REVIEW**

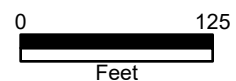
Petitioner: Ivan Kretsu



Duplex in RA (Low Density Residential)

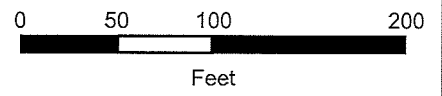
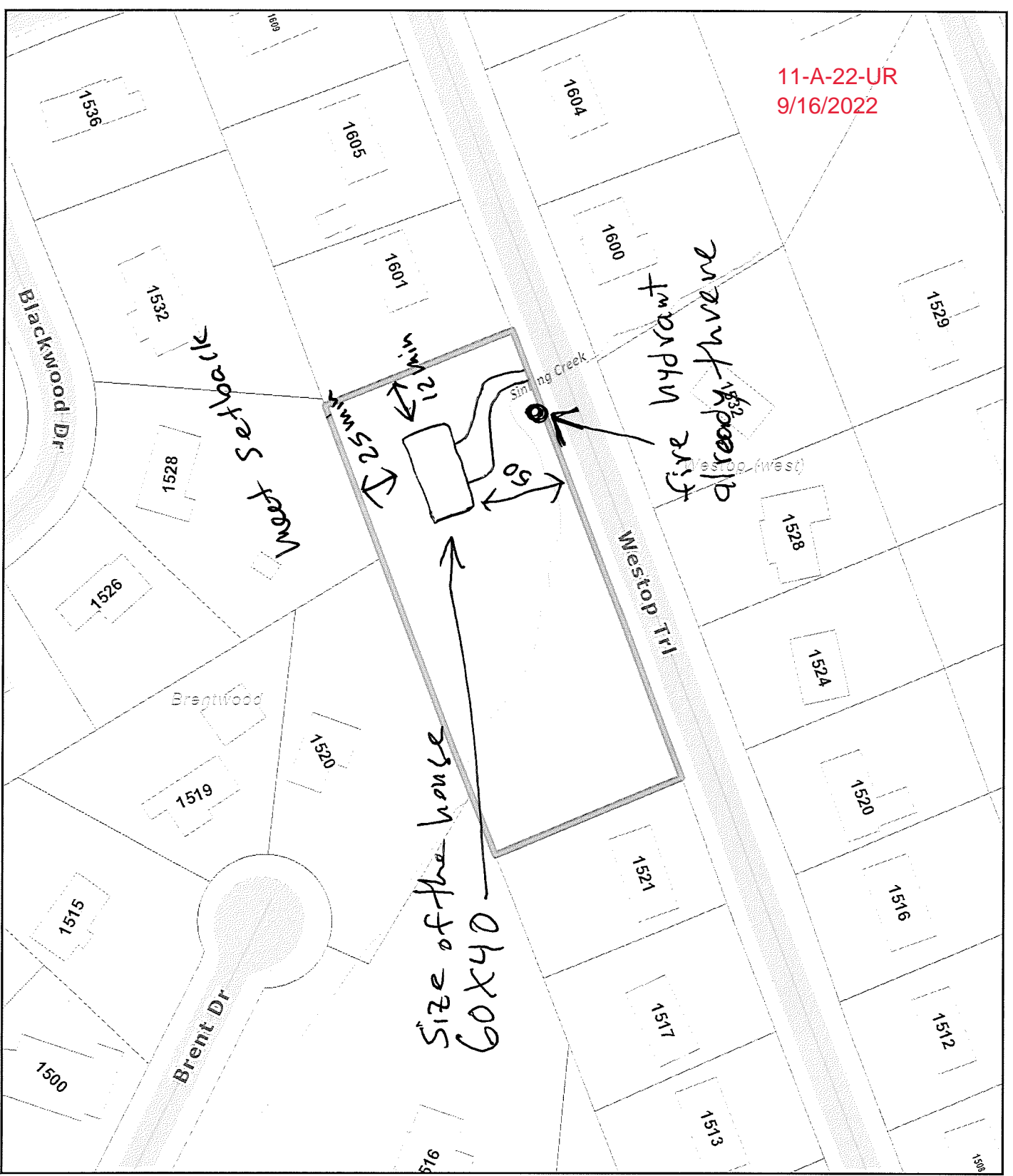
Map No: 105

Jurisdiction: County



Original Print Date: 10/18/2022 Revised:
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

11-A-22-UR
9/16/2022



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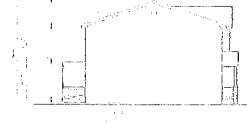
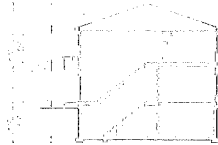
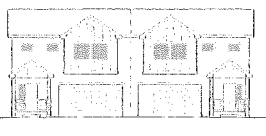
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9/16/2022

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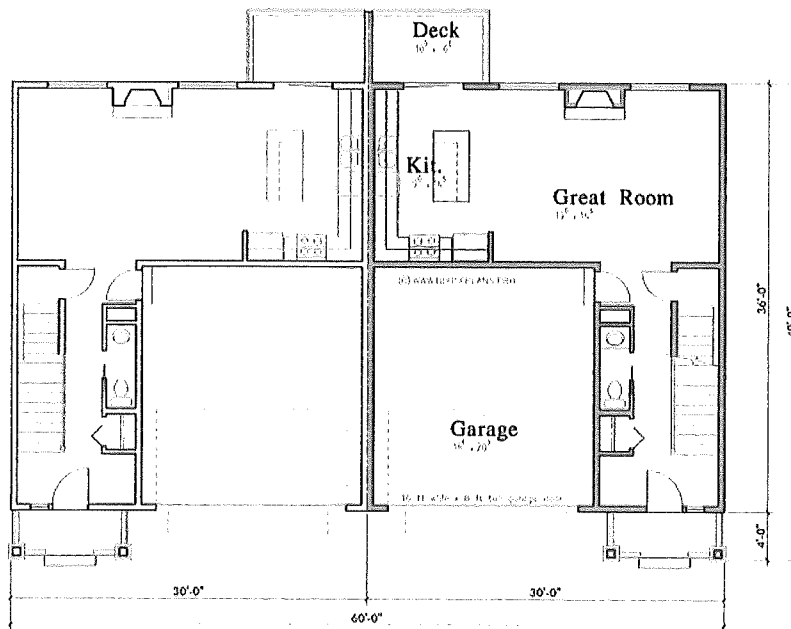
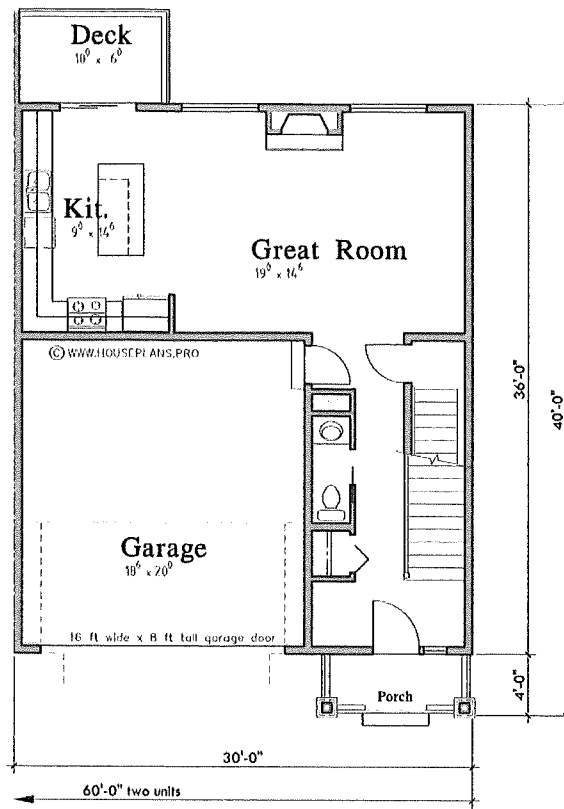
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3 & 4 Plex (/plans/type/12)	
5+ Units (/plans/type/13)	
House Plans (/plans/type/1)	
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Sample Plan (/plans/plan/bid)	

Basement duplex house plan with two car garage D-723



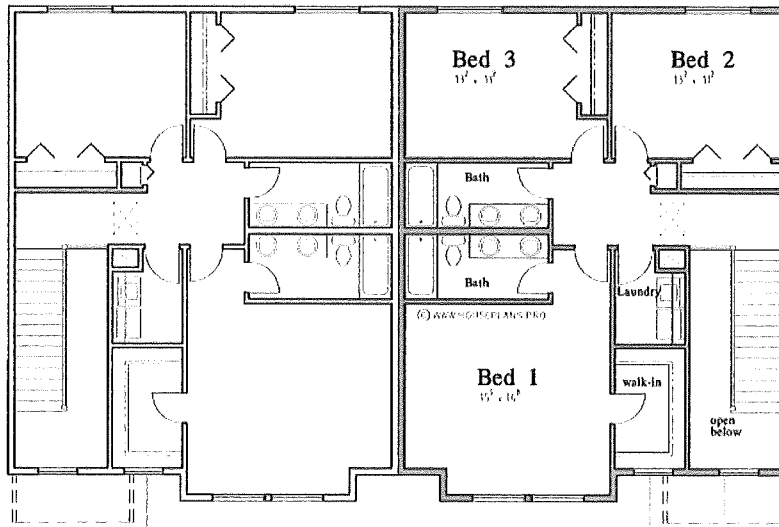
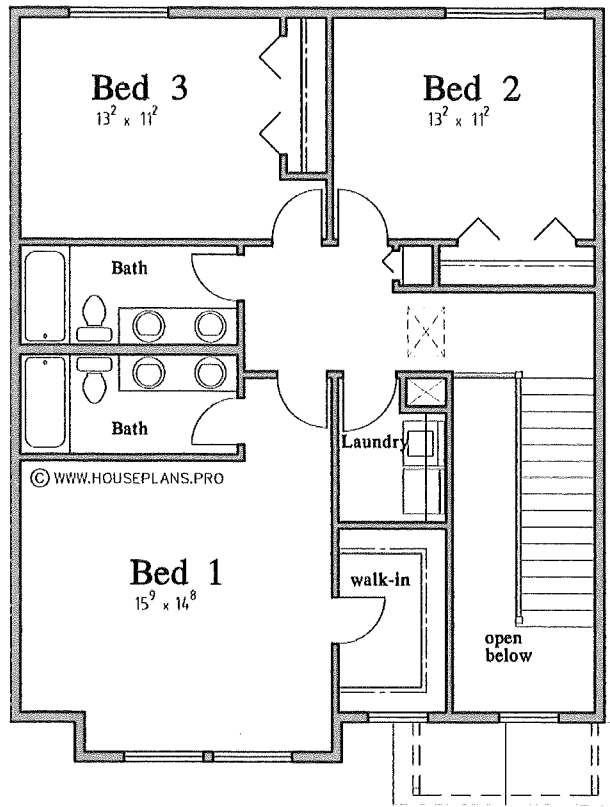
Main Floor Plan

11-A-22-UR
9/16/2022



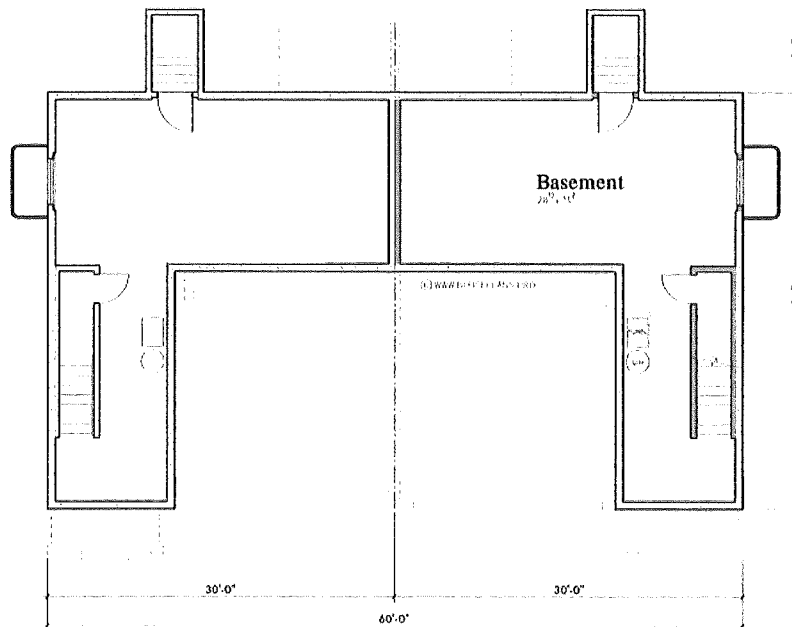
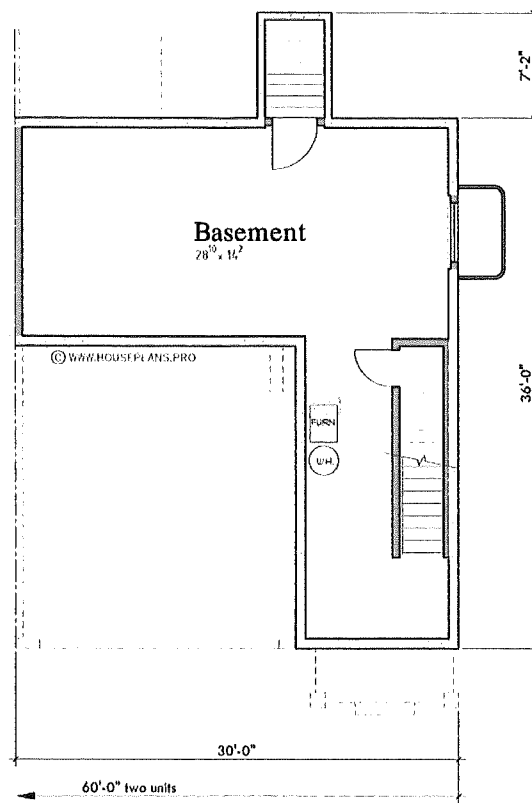
Upper Floor Plan

11-A-22-UR
9/16/2022



Lower Floor Plan

11-A-22-UR
9/16/2022



Plan D-723

Total sq. ft.:	1,665
Upper Floor sq. ft.:	974
Main Floor sq. ft.:	691
Basement sq. ft.:	614
Total unfinished sq. ft.:	614
Bedrooms:	3
Bathrooms:	2.5
Garage Stalls:	2
Width:	60' 0"
Depth:	40' 0"

Ridge Height: 26' 9"
Foundations Available: Basement

11-A-22-UR
9/16/2022

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- PDF Study Set \$475.00**
Includes Exterior Elevations and Floor Plans stamped 'Not for Construction' (full credit given toward upgraded package)
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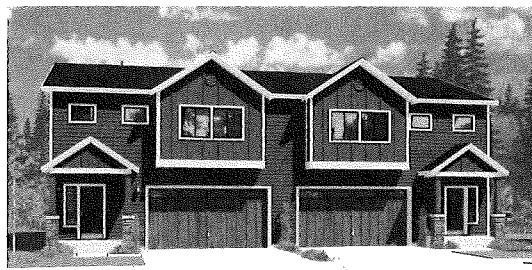
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Basement duplex house plan with two car garage D-723

If you like this plan, consider these similar plans



[Duplex House Plan with Two Car Garage D-638 \(/plans/plan/d-638\)](#)

Plan D-638
Sq.Ft.: 1663
Bedrooms: 3
Baths: 2.5
Garage stalls: 2
Width: 60' 0"
Depth: 40' 0"

[View Details \(/plans/plan/d-638\)](#)



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - Sector Plan
 - One Year Plan
- Rezoning

Ivan Kretsu

Applicant Name

Affiliation

9/16/2022

Date Filed

11/10/2022

Meeting Date (if applicable)

11-A-22-UR

File Number(s)

CORRESPONDENCE

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

Ivan Kretsu

Name / Company

8920 Moneymaker Ln Knoxville TN 37923

Address

865-242-3563 / directairsolutions@gmail.com

Phone / Email

CURRENT PROPERTY INFO

Ivan Kretsu

Owner Name (if different)

8920 Moneymaker Ln Knoxville TN 37923

Owner Address

865-242-3563 / directairsolutio

Owner Phone / Email

0 WESTOP TRL

Property Address

105 G A 009

Parcel ID

1.19 acres

Tract Size

Part of Parcel (Y/N)?

West Knox Utility District

Sewer Provider

West Knox Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

West side of Westop Trl, south of Moneymaker Dr

General Location

City

Commission District 3

RA (Low Density Residential)

Agriculture/Forestry/Vacant Land

Count

District

Zoning District

Existing Land Use

Northwest County

Planning Sector

LDR (Low Density Residential), HP (Hillside Protection)

Sector Plan Land Use Classification

Planned Growth Area

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input checked="" type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) Duplex	

SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Total Number of Lots Created	
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input type="checkbox"/> Zoning Change	Pending Plat File Number
Proposed Zoning _____	
<input type="checkbox"/> Plan Amendment	
Proposed Plan Designation(s) _____	

1.72

Proposed Density (units/acre) _____ Previous Zoning Requests _____

Additional Information _____

STAFF USE ONLY

PLAT TYPE

Staff Review Planning Commission

ATTACHMENTS

Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

- COA Checklist (Hillside Protection)
 Design Plan Certification (Final Plat)
 Site Plan (Development Request)
 Traffic Impact Study
 Use on Review / Special Use (Concept Plan)

Fee 1	Total
\$500.00	
Fee 2	
Fee 3	

AUTHORIZATION

Applicant Signature: **Ivan Kretsu** Please Print Date: **9/16/2022**

Phone / Email _____

Property Owner Signature: **Ivan Kretsu** Please Print Date: **9/16/2022**

I declare under penalty of perjury the foregoing (i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent) is true and correct.



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP
 - OYP
- Rezoning

Ivan Kretsu

Applicant Name

Affiliation

09/16/22

Date Filed

09/16/22

Meeting Date (if applicable)

File Number(s)

11-A-22-UR

CORRESPONDENCE

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

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

Ivan Kretsu

Name

Company

8920 Money maker LN Knoxville TN 37923

Address

City

State

ZIP

865 242 3563 Directair solutions@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 Westtop trail

Property Address

1056A009

Parcel ID

West Knox utility dist

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

See digital application

General Location

Tract Size

City County

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

Development Plan Use on Review / Special Use Hillside Protection COA
 Residential Non-Residential
 Home Occupation (specify) duplex
 Other (specify) _____
 Related City Permit Number(s) _____

SUBDIVISION REQUEST

Proposed Subdivision Name _____
 Combine Parcels Divide Parcel Total Number of Lots Created _____
 Unit / Phase Number _____
 Other (specify) _____
 Attachments / Additional Requirements _____
 Related Rezoning File Number _____

ZONING REQUEST

Zoning Change Proposed Zoning _____
 Plan Amendment Change Proposed Plan Designation(s) _____
 Pending Plat File Number _____
 Proposed Density (units/acre) _____
 Previous Rezoning Requests _____
 Other (specify) _____

STAFF USE ONLY

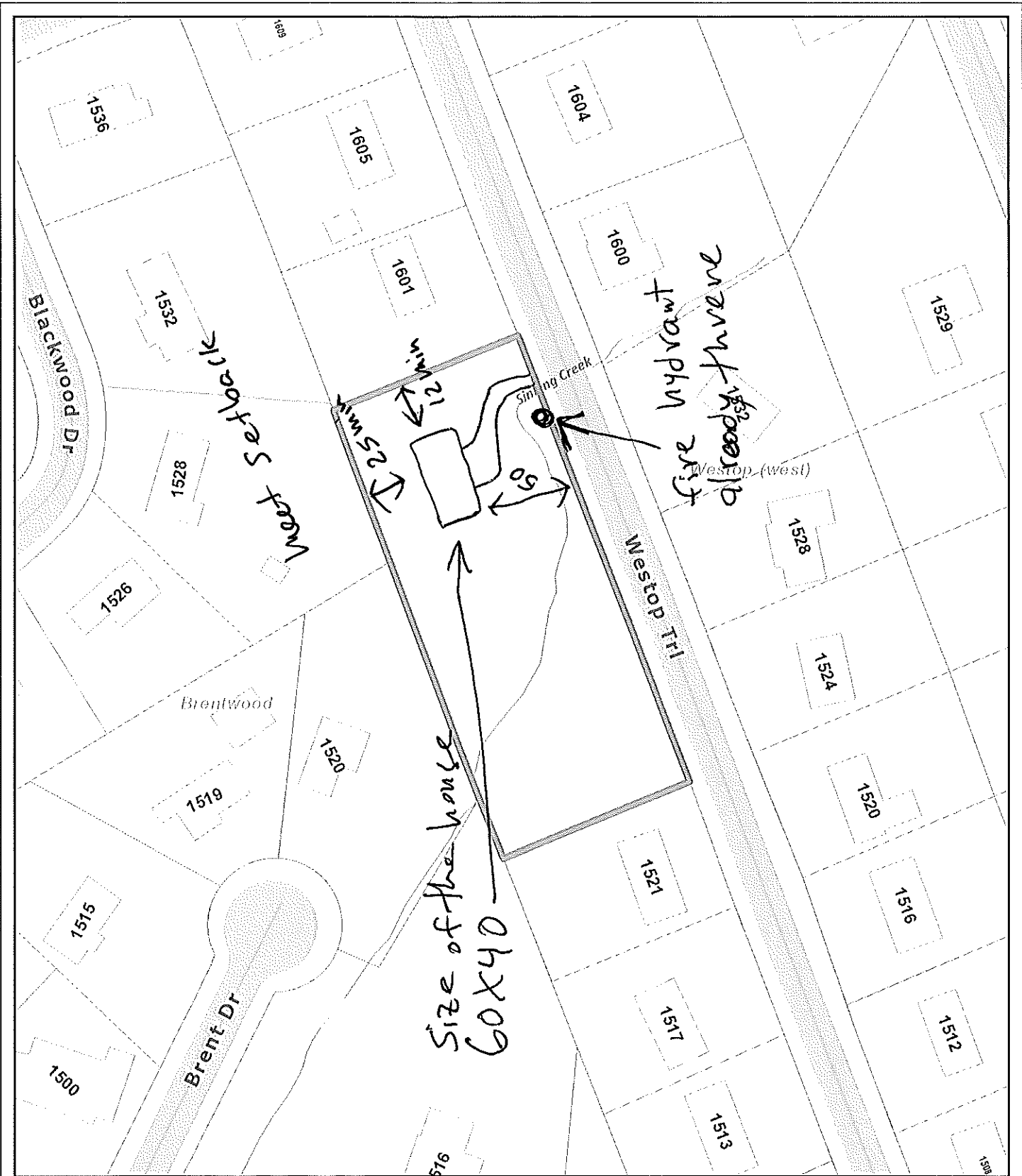
PLAT TYPE
 Staff Review Planning Commission
ATTACHMENTS
 Property Owners / Option Holders Variance Request
ADDITIONAL REQUIREMENTS
 Design Plan Certification (Final Plat)
 Use on Review / Special Use (Concept Plan)
 Traffic Impact Study
 COA Checklist (Hillside Protection)

Fee 1	500.00	Total
	450.00	450.00
Fee 2		500.00
Fee 3		

AUTHORIZATION

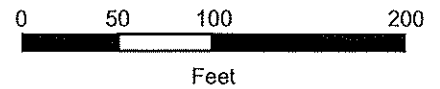
 Ivan Kretsu 09/16/22
 Applicant Signature Please Print Date
865 242 3563 Directairsolutions@gmail.com
 Phone Number Email
 Ivan Kretsu 09/16/22
 Property Owner Signature Please Print Date

I declare under penalty of perjury the foregoing [i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent] is true and correct.



Size of the house
60x40

fire hydrant
already there



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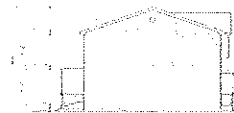
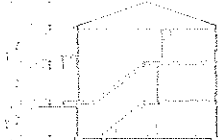
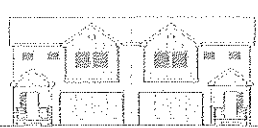
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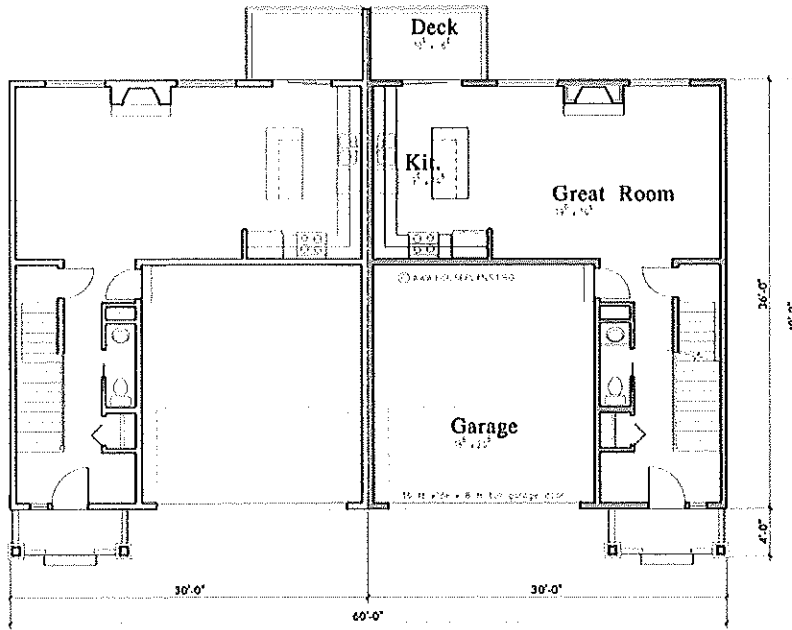
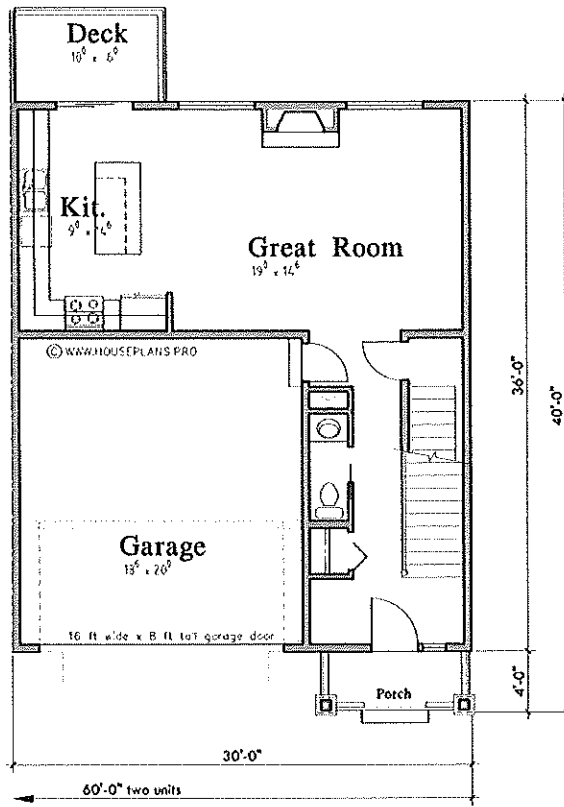
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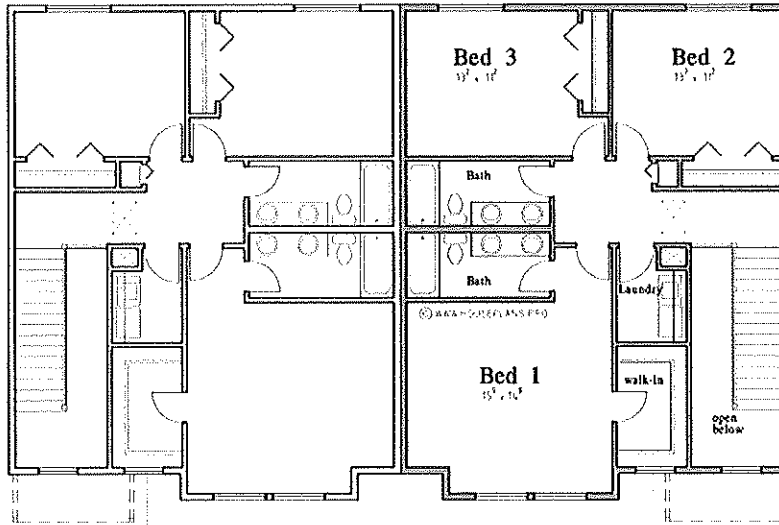
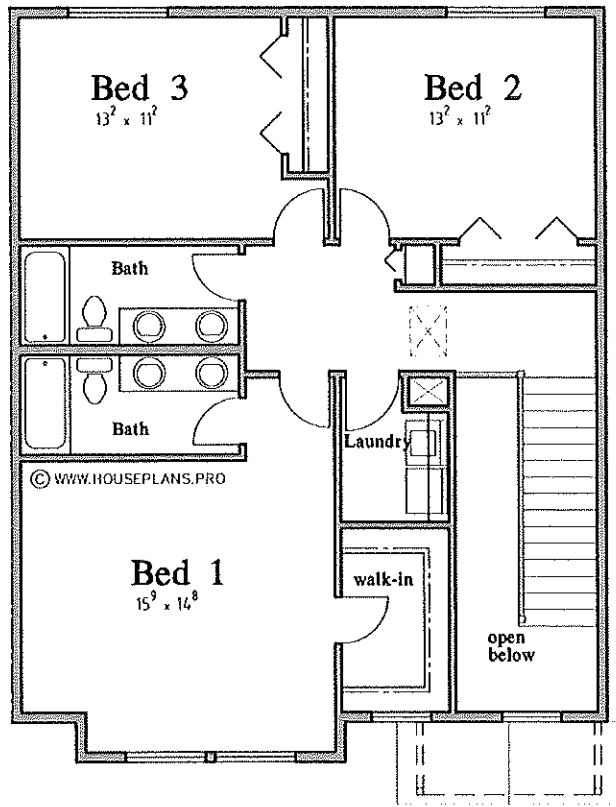
Basement duplex house plan with two car garage D-723



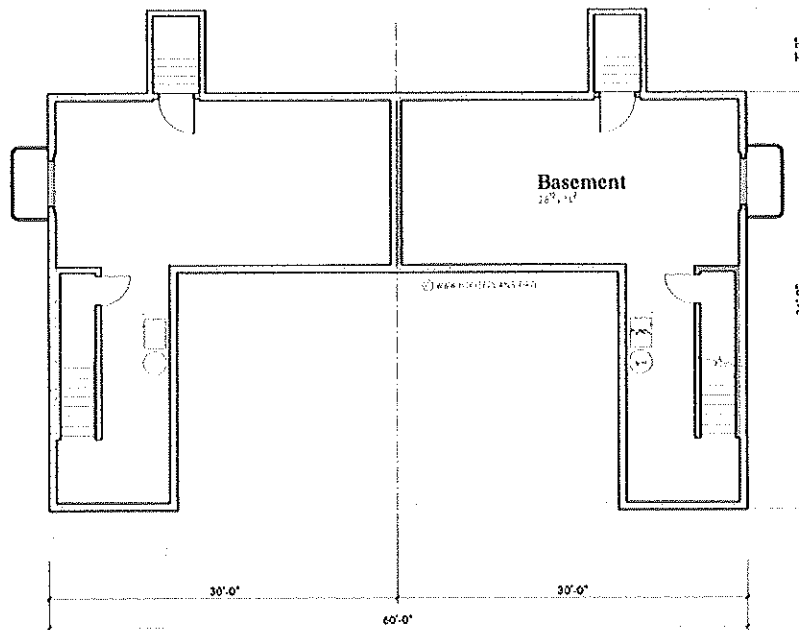
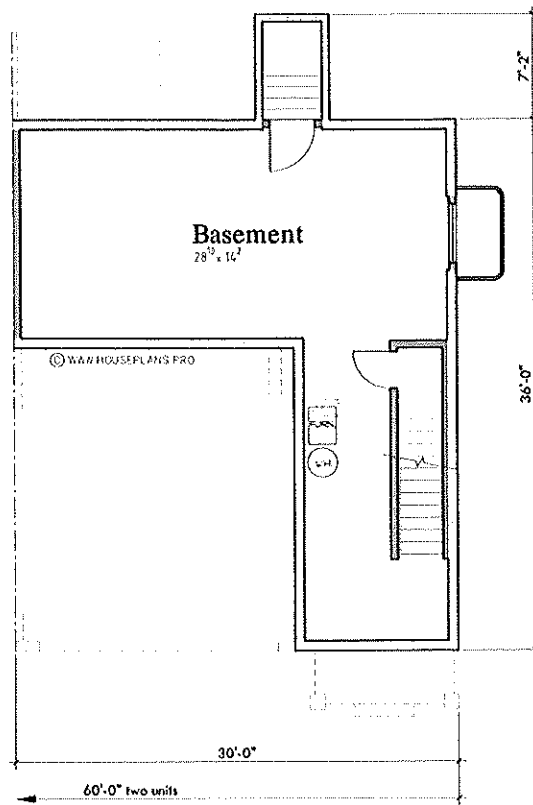
Main Floor Plan



Upper Floor Plan



Lower Floor Plan



Plan D-723

Total sq. ft.:	1,665
Upper Floor sq. ft.:	974
Main Floor sq. ft.:	691
Basement sq. ft.:	614
Total unfinished sq. ft.:	614
Bedrooms:	3
Bathrooms:	2.5
Garage Stalls:	2
Width:	60' 0"
Depth:	40' 0"

Ridge Height: 26' 9"
Foundations Available: Basement

BUYING OPTIONS

PLAN PACKAGES

- PDF Study Set \$475.00**
Includes Exterior Elevations and Floor Plans stamped 'Not for Construction' (full credit given toward upgraded package)
- PDF Bid Set \$975.00**
Full PDF set stamped 'Not for Construction' (full credit given toward upgraded package)
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Basement duplex house plan with two car garage D-723

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[Duplex House Plan with Two Car Garage D-638 \(/plans/plan/d-638\)](#)

Plan D-638

Sq.Ft.: 1663

Bedrooms: 3

Baths: 2.5

Garage stalls: 2

Width: 60' 0"

Depth: 40' 0"

[View Details \(/plans/plan/d-638\)](#)

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Important Information:

Our plans include the necessary details and drawings needed to obtain a building permit and build. However, depending on where you are building, some of the following may also be needed.

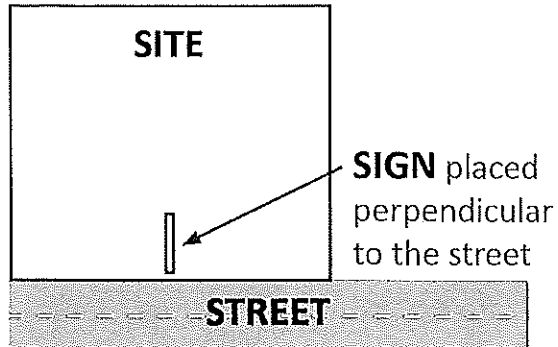
1. Site plan. (Shows where your house is located on your property.)
2. Structural engineering. (For earthquake-prone and hurricane risk areas.)
3. Energy calculations. (Usually done to your states energy code.)
4. Beam calculations. (Beams sized to accommodate roof loads specific to your region.)
5. Professional stamp. (Some states require that plans be prepared or reviewed by a state licensed architect or structural engineer.)
6. Mechanical drawings. (Some areas may require electrical, plumbing, and HVAC drawings.)

Please visit your local building department for a list of the items they require to obtain a building permit.

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- [Contemporary house plans \(/plans/category/7\)](/plans/category/7)
- [Corner Lot Duplex plans \(/plans/category/114\)](/plans/category/114)
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- [Cottage house plans \(/plans/category/8\)](/plans/category/8)
- [Country house plans \(/plans/category/9\)](/plans/category/9)
- [Craftsman house plans \(/plans/category/10\)](/plans/category/10)
- [Daylight Basement House Plans \(/plans/category/81\)](/plans/category/81)
- [Duplex / Townhouse plans with Basement \(/plans/category/93\)](/plans/category/93)
- [Farm house plans \(/plans/category/13\)](/plans/category/13)
- [Floor plans with Sun Room \(/plans/category/140\)](/plans/category/140)
- [Front and Rear View House Plans \(/plans/category/76\)](/plans/category/76)
- [Garage Apartment Plans \(/plans/category/92\)](/plans/category/92)
- [Garage plans \(/plans/category/144\)](/plans/category/144)
- [Great Room House Plans \(/plans/category/83\)](/plans/category/83)
- [Hillside Home Plans \(/plans/category/72\)](/plans/category/72)
- [Home Office \(/plans/category/91\)](/plans/category/91)
- [House Plans Coming Soon \(/plans/category/98\)](/plans/category/98)
- [House Plans With Mother In Law Suite \(/plans/category/80\)](/plans/category/80)
- [Luxury House Plans \(/plans/category/20\)](/plans/category/20)
- [Luxury Mediterranean House Plans \(/plans/category/102\)](/plans/category/102)
- [Master Bedroom on main floor \(/plans/category/79\)](/plans/category/79)
- [Mid Century Modern House Plans \(/plans/category/106\)](/plans/category/106)
- [Mixed Use Building Plans \(/plans/category/74\)](/plans/category/74)
- [Modern House Designs \(/plans/category/115\)](/plans/category/115)
- [Multi Family 5 or more unit house plans \(/plans/category/134\)](/plans/category/134)

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY


The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, 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 **not less than 12 days prior to 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 not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

_____ and _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Ivan Kretsu 

Date: 9/16/2022

File Number: 11-A-22-UR

- Sign posted by Staff
- Sign posted by Applicant **LLC**