



USE ON REVIEW REPORT

► **FILE #:** 8-B-24-UR

AGENDA ITEM #: 47

AGENDA DATE: 8/8/2024

► **APPLICANT:** AARON FRANK

OWNER(S): Aaron Frank

TAX ID NUMBER: 57 H A 00301

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 0 VERTON DR

► **LOCATION:** Southeast side of Verton Dr, northeast of Central Avenue Pike

► **APPX. SIZE OF TRACT:** 1.12 acres

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

ACCESSIBILITY: Access is via Verton Drive, a local road with a 15-ft pavement width within a 48-ft right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Knob Fork Creek

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

► **EXISTING LAND USE:** Single Family Residential

► **PROPOSED USE:** Two duplexes

HISTORY OF ZONING: In 2023, the property was rezoned from A (Agricultural) to RA (Low Density Residential) [11-H-23-RZ].

SURROUNDING LAND USE AND ZONING: North: Single family residential - A (Agricultural)

South: Rural residential, public/quasi public land (cemetery) - A (Agricultural)

East: Single family residential - RA (Low Density Residential), A (Agricultural)

West: Single family residential, public/quasi public land (cemetery) - A (Agricultural)

NEIGHBORHOOD CONTEXT: This area west of I-75 is comprised of primarily single family residential lots that are an acre or a little less in size. A commercial node at the I-75 interchange with W Emory Road is nearby to the north.

STAFF RECOMMENDATION:

► **Approve the request for 2 duplexes because it is consistent with the Comprehensive Plan and the zoning ordinance, subject to 3 conditions.**

1. Subdividing the property into separate lots as shown on the site plan and meeting all applicable requirements of the platting process and Subdivision Regulations.

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

COMMENTS:

This request is for two two-storied duplexes with three bedrooms on this 1.11-acre lot. The RA zone does not allow multiple duplexes on a single lot, so the property needs to be subdivided before the building permit phase. The proposed lots would be served by a 25-ft wide access easement.

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 ADOPTED PLANS AND POLICIES, INCLUDING THE COMPREHENSIVE PLAN OF KNOX COUNTY.

- A. The property is designated as the SR (Suburban Residential) place type in the Comprehensive Plan. Attached residential developments such as duplexes, multiplexes, and townhomes with the scale of a single-family home are considered a secondary use in the SR place type. The proposed duplexes meet the form attributes (max. 2-story building height and 20-30 ft setback) and parking guidelines of the SR place type.
- B. The proposed duplex development is consistent with the Comprehensive Plan's Implementation Policy 5 to create neighborhoods with a variety of housing types and amenities, and Policy 6 to promote attainable housing that meets the needs of future and current residents.

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

- A. The RA zone is intended to provide for residential areas with low population densities. The proposed duplexes are permitted via the Use on Review process.
- B. The proposed lot size for the two lots is well over 12,000 sf, which is the minimum lot size for a duplex in the RA zone.
- C. The site plan and elevations as provided conform to the dimensional standards of the RA zone (Article 5.11.04 - 5.11.11) and off-street parking requirements (Article 3.50 - 3.51).

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

- A. The proposed duplexes would be compatible with the character of the neighborhood, which primarily includes single family houses with a 4-unit multifamily development 270 ft to the west and a duplex one block to the north. The nearby intersection at Central Avenue Pike also includes a small non-residential node.
- B. The scale and size of the proposed two-storied structures would be consistent with the one- and two-story houses in the area.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC CONGESTION OR OTHER IMPACTS WHICH MAY DETRACT FROM THE IMMEDIATE ENVIRONMENT.

- A. The proposed duplexes are considered low-density residential uses and are compatible with other low-density residential uses in the area.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

- A. The development will share a driveway access to Verton Drive, which has easy access to Central Avenue Pike and W Emory Road, both of which are classified streets. Two duplexes would be a minor increase in density for the area and would not significantly impact traffic on surrounding streets.
- B. The proposed easement is preliminarily approved by the Knox County Department of Engineering and Public Works Department, subject to further review during the plating process.

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 residential use.

ESTIMATED TRAFFIC IMPACT: 53 (average daily vehicle trips)

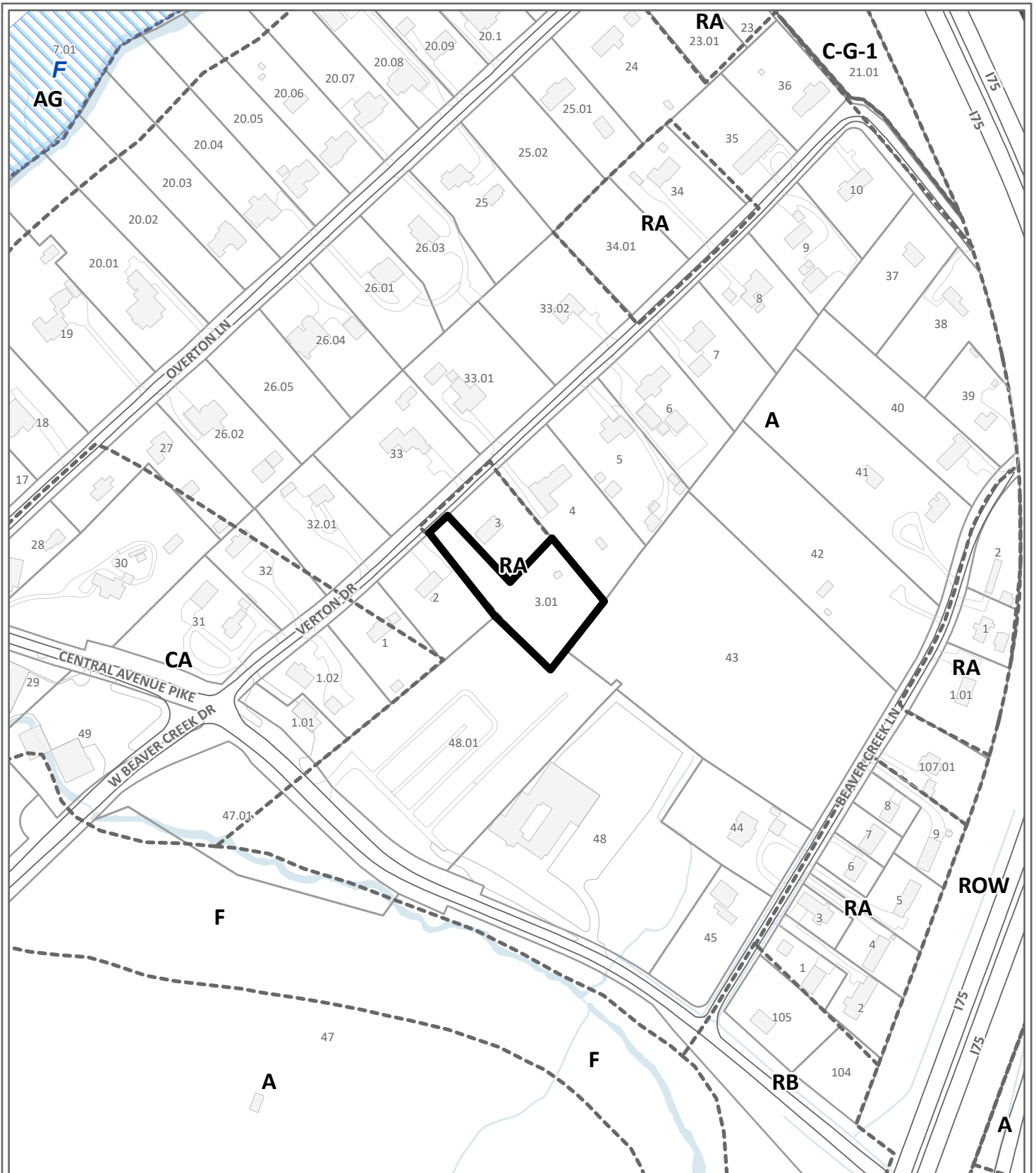
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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

Schools affected by this proposal: Brickey-McCloud Elementary, Powell 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 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.



USE ON REVIEW

8-B-24-UR

Petitioner: Aaron Frank



Two duplexes in RA (Low Density Residential)

Original Print Date: 7/10/2024

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 57

Jurisdiction: County

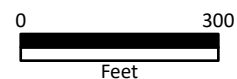
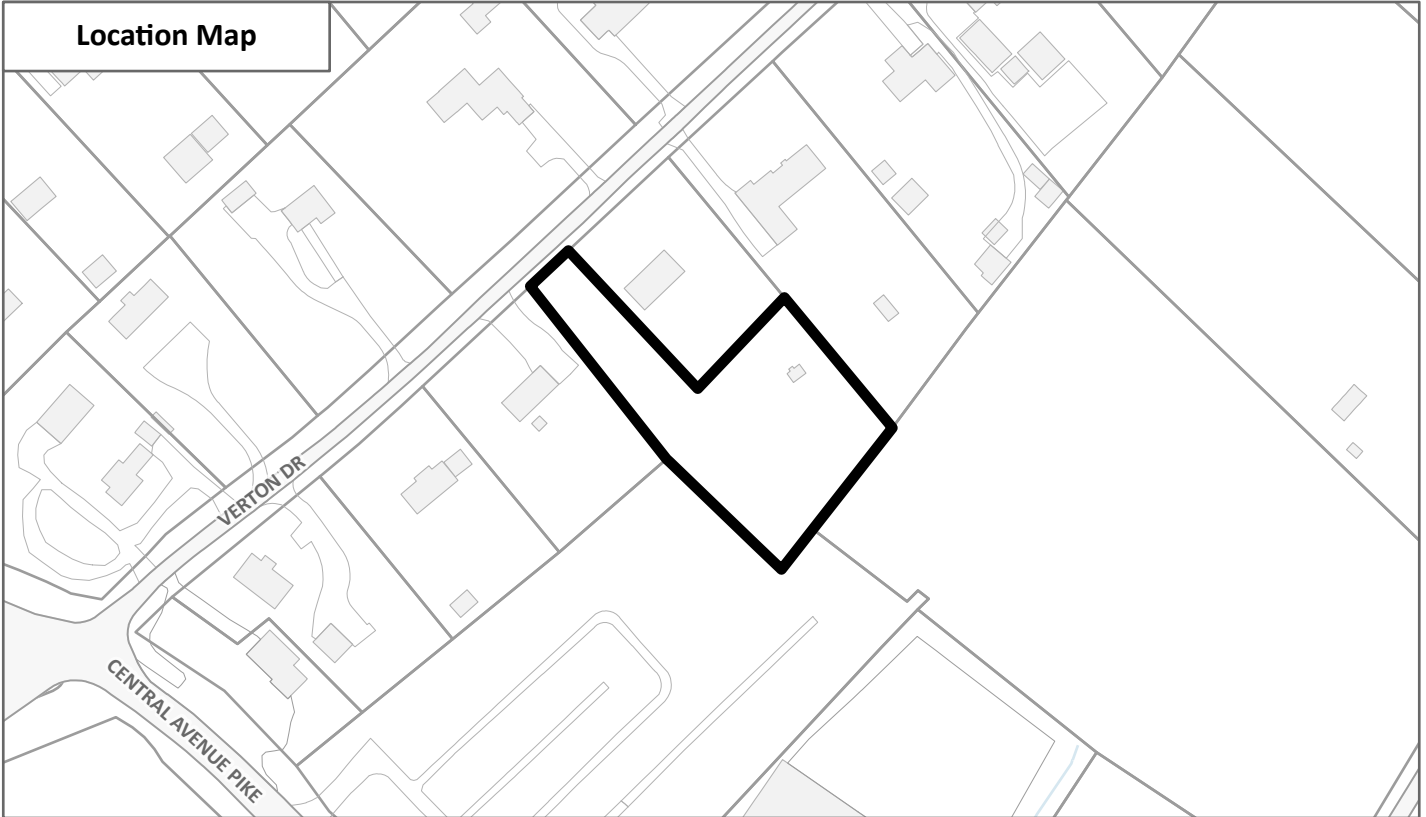


Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

8-B-24-UR



Case boundary

0 220
Feet

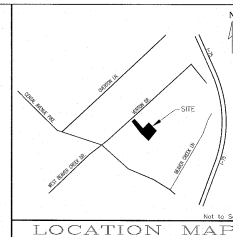


NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK
OR CONSTRUCTION CONTRACTOR MUST
CONTACT:
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR CONFIRMATION
NUMBER.

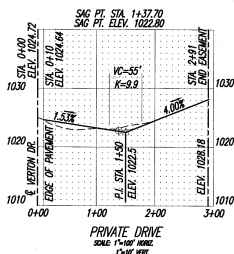
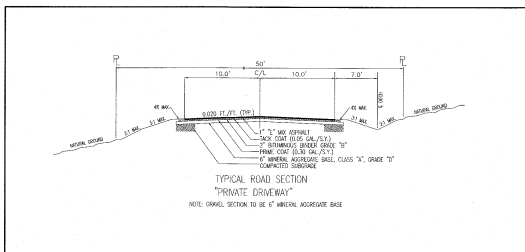
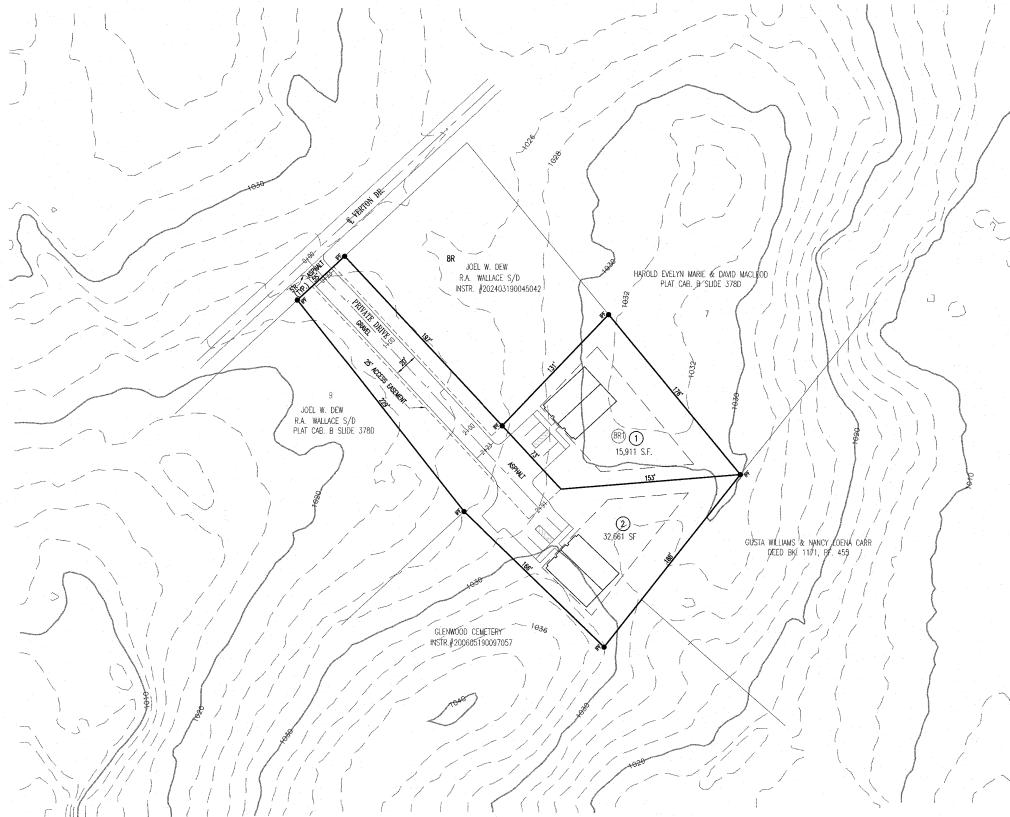
NOTE:
CONTRACTOR TO NOTIFY ENGINEER
BEFORE START OF CONSTRUCTION.

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

OSHA RULES SHALL BE ABIDED BY.



- NOTES:
1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 2. A 10" DRAINAGE UTILITY AND CONSTRUCTION EASEMENT EDGES INSIDE ALL EXISTING LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
 3. A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
 4. THIS PROPERTY CONTAINS APPROXIMATELY 1.115 ACRES SUBDIVIDED INTO 2 DUPLEX LOTS.
 5. THIS PROPERTY IS ZONED RA.
 6. ALL ROAD PROFILES ARE BASED ON LEGAL CONTOURS.
 7. UTILITIES:
WATER: HILLSDALE POWER
SEWER: HILLSDALE POWER
ELECTRIC: KNOXVILLE UTILITIES BOARD
GAS: KNOXVILLE UTILITIES BOARD
TELEPHONE: FRONTIER COMMUNICATIONS
 8. GEOTECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
 9. BUILDING SETBACKS ARE AS FOLLOWS:
FRONT - 30'
REAR - 25'
SIDE - 8' 1' STORY, 12' 2' STORY
 10. EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON AVAILABLE INFORMATION. CONTRACTOR IS RESPONSIBLE TO FIELD LOCATE ALL UTILITIES, BOTH HORIZONTALLY AND VERTICALLY PRIOR TO CONSTRUCTION.
 11. PRIVATE DRIVE IS NOT A PUBLIC ROAD AND WILL NOT BE MAINTAINED BY KNOX COUNTY.
 12. PRIVATE DRIVE WILL ALSO FUNCTION AS A UTILITY EASEMENT.
 13. TOTAL IMPERVIOUS AREA IS 9,542 SF.





USE ON REVIEW REQUEST:
APPROVAL OF A DUPLEX DEVELOPMENT IN AN RA ZONE

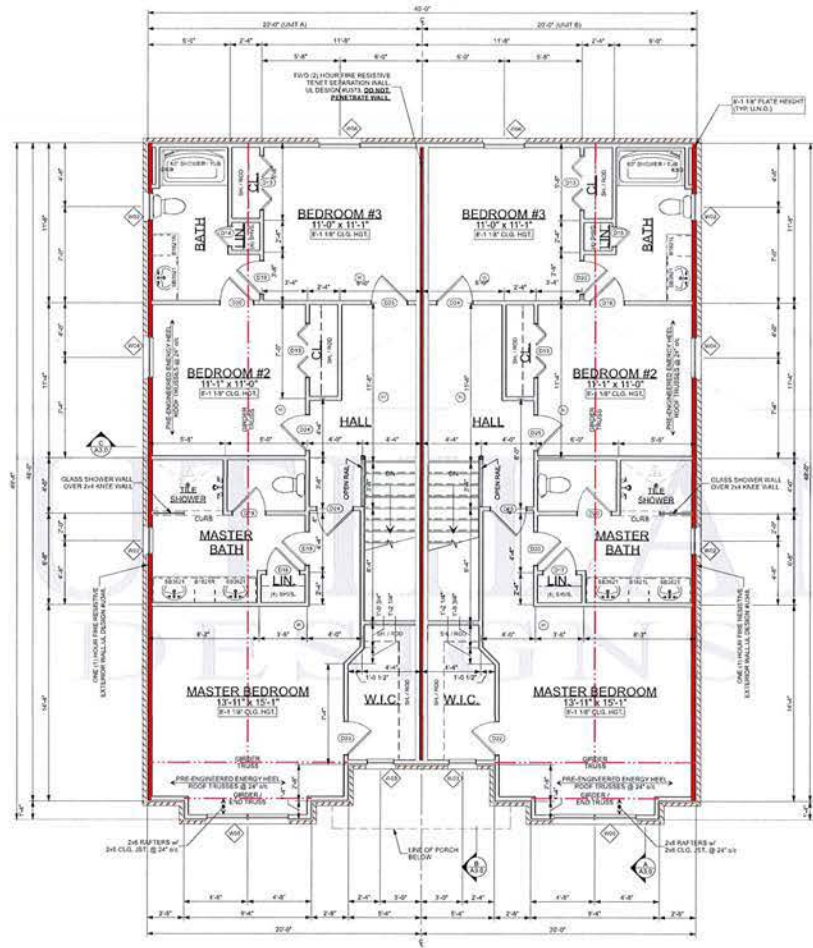
Rev 7.22.2024
8-B-24-UR



OWNER/DEVELOPER
AARON FRANK
10101 CAMEL DRIVE
KNOXVILLE, TN 37931
(865) 859-1240

	BATSON, HIMES, NORVELL & POE REGISTERED ENGINEERS & LAND SURVEYORS 4354 RAYBURN DRIVE KNOXVILLE, TENNESSEE 37909 PHONE: (865) 588-6472 FAX: (865) 588-6473 email@bhn-p.com		DESIGNED DBH										SCALE HORIZONTAL: 1"= 50' VERTICAL: 2" INTERVAL										PLAT REFERENCE INSTR. # 202403190045042 DEED REFERENCE INSTR. # 202404100049839										USE ON REVIEW PLAN FOR FRANK PROPERTY ON VERTON DRIVE TAX MAP 57HA, PARCEL 3.01 6TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE										25615-C																			
			DRAWN SEW										DATE 6/21/24																				SHEET 1 OF 1 SHEET																													
			CHECKED DBH																																																											
			NO. 1 7/22/24										REVISION										APPR.										NO. DATE										REVISION										APPR.									
			METROPOLITAN PLANNING COMMISSION COMMENTS																																																											

8-B-24-UR
6/24/2024



SECOND FLOOR PLAN
14.00 - 1.00

8-B-24-UR
6/24/2024

THIS DOCUMENT IS THE PROPERTY OF SOUTH LAND DESIGNS, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SOUTH LAND DESIGNS, LLC.

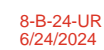
DUPLEX MASTER UP-
SLAB

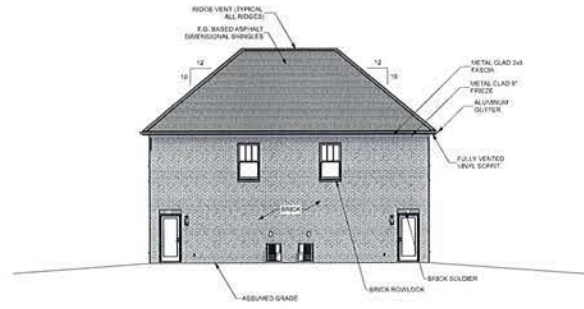
SOUTHLAND
DESIGNS
ARCHITECTS, PLLC
AIA 000000000

NAHB
AIA
BD
INTERNATIONAL
BUILDING
DEVELOPMENT
CORPORATION

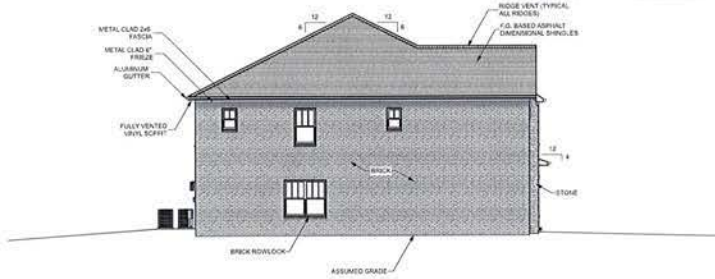
DATE: 6/24/2024
BY: J. B. BROWN
CHECKED BY: J. B. BROWN
DATE: 6/24/2024
PROJECT: 8-B-24-UR
SHEET: 14.00 - 1.00
DUPLEX MASTER UP-
SLAB

A1.2

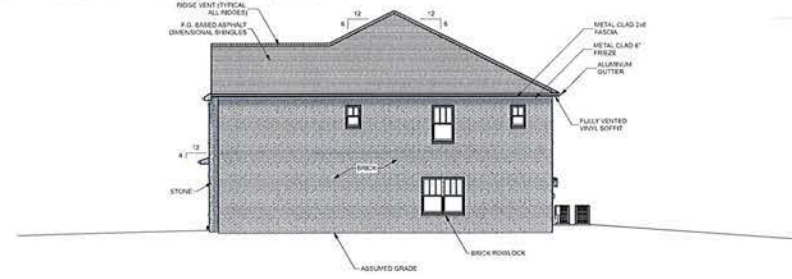




REAR ELEVATION
1/8\"/>



LEFT ELEVATION
1/8\"/>



RIGHT ELEVATION
1/8\"/>

8-B-24-UR
6/24/2024

THIS DOCUMENT IS THE PROPERTY OF SOUTH LAND DESIGNS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM SOUTH LAND DESIGNS, INC.

DUPLEX MASTER UP-SLAB

SOUTHLAND
DESIGNS
RESIDENTIAL DESIGN

NAHB
AL
BD
AFFILIATE MEMBER

DATE: 6/24/2024
BY: J. WACHSBERG
CHECKED: J. WACHSBERG
DATE: 6/24/2024
PROJECT: DUPLEX MASTER UP-SLAB
SHEET: A2.1



Development Request

DEVELOPMENT

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

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Rezoning
☐ Plan Amendment
☐ Sector Plan
☐ City OYP / County Comp Plan

Aaron Frank

Applicant Name

Affiliation

6/25/2024

Date Filed

8/8/2024

Meeting Date (if applicable)

8-B-24-UR

File Number(s)

CORRESPONDENCE

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

David Harbin Batson, Himes, Norvell and Poe

Name / Company

4334 Papermill Dr. Dr. Knoxville TN 37909

Address

865-588-6472 / harbin@bhn-p.com

Phone / Email

CURRENT PROPERTY INFO

Aaron Frank

Owner Name (if different)

10101 Caneel Dr Knoxville TN 37931

Owner Address

865-659-1240

Owner Phone / Email

0 VERTON DR

Property Address

57 H A 00301

Parcel ID

1.12 acres

Tract Size

Hallsdale-Powell Utility District

Sewer Provider

Hallsdale-Powell Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

Southeast side of Verton Dr, northeast of Central Avenue Pike

General Location

☐ City **Commission District 7 RA (Low Density Residential)**

☒ County District Zoning District

Single Family Residential

Existing Land Use

SR (Suburban Residential)

Land Use (City)/Place Type (County)

Urban Growth Area (Outside City Limits)

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) Two duplexes			

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	Proposed Zoning	Pending Plat File Number
<input type="checkbox"/> Plan Amendment	Proposed Plan Designation(s)	
Proposed Density (units/acre) Previous Rezoning Requests		
Additional Information		

STAFF USE ONLY

PLAT TYPE

☐ Staff Review ☐ Planning Commission

ATTACHMENTS

☐ Property Owners / Option Holders ☐ Variance Request
☐ Amendment Request (Comprehensive Plan)

ADDITIONAL REQUIREMENTS

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

Fee 1	Total
\$500.00	
Fee 2	
Fee 3	

AUTHORIZATION

☐ I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Aaron Frank	6/25/2024
Applicant Signature	Date

Phone / Email

Aaron Frank	6/25/2024
Property Owner Signature	Date



Development Request

DEVELOPMENT

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

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ SP ☐ PA
☐ Rezoning

Aaron Frank
Applicant Name

Affiliation

6.24.24
Date Filed

August 8, 2024
Meeting Date (if applicable)

File Number(s)

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

DAVID HARBIN BATSON, Himes, NORUELL + AE
Name Company

4334 Papermill Dr. Knoxville TN 37909
Address City State ZIP

865-588-6472 harbin@bhn-p.com
Phone Email

CURRENT PROPERTY INFO

10101 CANCELER
Knoxville, TN 37931 865-659-1240
Property Owner Name (if different) Property Owner Address Property Owner Phone

VERTON DR. TAX MAP 574A PARCEL 3.01
Property Address Parcel ID

HPUID HPUID NO
Sewer Provider Water Provider Septic (Y/N)

STAFF USE ONLY

General Location Tract Size

☐ City ☐ County District Zoning District Existing Land Use

Planning Sector Land Use / Place Type Growth Policy Plan Designation
CITY COUNTY

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) APPROVAL OF A DUPLEX Development
in an RA zone**SUBDIVISION REQUEST**

Related Rezoning File Number

Proposed Subdivision Name _____

Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel
Total Number of Lots Created _____☐ Other (specify) _____☐ Attachments / Additional Requirements _____**ZONING REQUEST**

Pending Plat File Number

☐ Zoning Change
Proposed Zoning _____☐ 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
☐ Amendment Request (*Comprehensive Plan*)

ADDITIONAL REQUIREMENTS

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

Fee 1	Total
Fee 2	
Fee 3	

AUTHORIZATION

- ☐ I declare under penalty of perjury the foregoing is true and correct:

1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent

David Harbin
Applicant Signature

DAVID Harbin
Please Print

6.24.24
Date

865-588-6472

harbin@bhn-p.com

Email

aaron Franks /
JACK R Rhodes Jr

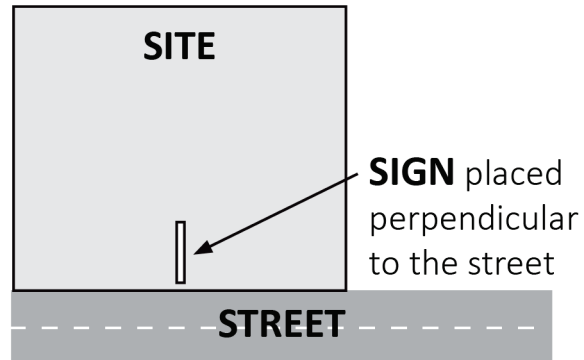
Please Print

PARTNER

Date Paid

Jack R Rhodes Jr
Partner

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:

_____ July 26, 2024 _____ and _____ August 9, 2024 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Aaron Frank

Date: 6/26/24

File Number: 8-B-24-UR



Sign posted by Staff



Sign posted by Applicant