

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

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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 singlefamily 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 lowdensity 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)

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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.







GENERAL NOTES AND SPECIFICATIONS: REQUESTENTS. MITRACTOR DVALLASSUME FULL RESPONDIBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, DUATIONS, THE CONTRACTOR IDVALLASSO REPORT CORDINATION WITH ALL UTILITIES AND STATE STRUCE ANT-DRIFTIES. WHETEN DEVENDED ON THESE DRAWNEDS SHALL HAVE PRECEDENCE CALLS DRAWNED THE DEVENDED THE ADMINISTRATION SHALL VIEW AND THE REPORTED FOR ALL DRAWNEDS INCLUDED SOLUTION SHALL DRAWNEDS INCLUDED SOLUTIONS (INCLUDED SOLUTIONS) AND CONSTRAINS ON THE ADMINISTRATIVE PHILS DRAWNEDS AND ADMINISTRATIVE PHILS DRAWNEDS ADMINISTRATIVE PHILS DRAWNED ADMINISTRATIVE PHILS DRAWNED ADMINISTRATIVE PHILS DRAWNED ADMINISTRATIVE PHILS DRAWNEDS ADMINIS

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Development Request

	DEVELOPMENT	SUBDIVISION	ZONING
Dlanning	🗌 Development Plan	🗌 Concept Plan	Rezoning
Flaming	Planned Development	🗌 Final Plat	Plan Amendment
KNOXVILLE I KNOX COUNTY	✓ Use on Review / Special Use		Sector Plan
	\square Hillside Protection COA		City OYP / County Comp Plan
Aaron Frank			
Applicant Name		Affiliation	I
6/25/2024	8/8/2024	8-B-24-UR	
Date Filed	Meeting Date (if applicable)	File Number(s)	
CORRESPONDENCE	All correspondence related to this application s	hould be directed to the ap	proved contact listed below.
David Harbin Batson, Himes, Norve	ell and Poe		
Name / Company			
4334 Papermill Dr. Dr. Knoxville TN	1 37909		
Address			
865-588-6472 / harbin@bhn-p.com	n		
Phone / Email			
CURRENT PROPERTY INFO			
Aaron Frank	10101 Caneel Dr Knoxville TN 37	7931 86	55-659-1240
Owner Name (if different)	Owner Address	0	wner Phone / Email
0 VERTON DR			
Property Address			

57 H A 00301		1.12 acres	
Parcel ID	Part of Parcel (Y/N)?	Tract Size	
Hallsdale-Powell Utility District	Hallsdale-Powell Utility District		
Sewer Provider	Water Provider		Septic (Y/N)
STAFF USE ONLY			
Southeast side of Verton Dr, northeast of C	entral Avenue Pike		
General Location			
City Commission District 7 BA (Low D	ansity Residential)	ingle Family Residenti	al

	Commission District 7	RA (LOW Density Residential)	Single Family Residential
✓County	District	Zoning District	Existing Land Use
SR (Suburb	an Residential)		Urban Growth Area (Outside City Limits)

Land Use (City)/Place Type (County)

Growth Policy Plan Designation

Applicant Signature Please Print				Date
Aaron Frank				6/25/2024
☐ I declare under penalty of perjury the foregoing is true a all associated materials are being submitted with his/he		of the prop	erty, AND 2) th	e application and
AUTHORIZATION				
COA Checklist (Hillside Protection)				
Traffic Impact Study COA Charlelist (Uillaida Protoction)				
Use on Review / Special Use (Concept Plan)		Fee 3		
ADDITIONAL REQUIREMENTS	_			
Amendment Request (Comprehensive Plan)				
Property Owners / Option Holders Variance Variance	Request	Fee 2		
ATTACHMENTS		\$500.00		
Staff Review Planning Commission		Fee 1		Total
PLAT TYPE		Fac 1		Tatal
STAFF USE ONLY				
Additional Information				
Proposed Density (units/acre) Previous Rezoning Rec	uests			
Amendment Proposed Plan Designation(s)				
🗌 Plan				
Change Proposed Zoning				
Zoning			Pending Pl	at File Number
ZONING REQUEST				
Attachments / Additional Requirements				
Additional Information				
Unit / Phase Number	Total Number of Lots	Created		
Proposed Subdivision Name				
			Related Rezo	ning File Number
SUBDIVSION REQUEST				
Other (specify) Two duplexes		·		
Home Occupation (specify)				
Hillside Protection COA	🗌 Residential 🗌 Non-reside	ential		
Development Plan Planned Development	✔ Use on Review / Special Use		Related City F	Permit Number(s)
DEVELOPMENT REQUEST				

Phone / Email

	Aaron Frank	6/25/2024
Property Owner Signature	Please Print	Date

Planning KNOXVILLE I KNOX COUNTY	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			47
		Affiliat	tion
Le-24-24 Date Filed	August 8, 2024 Meeting Date (if applicable)		File Number(s)
	ll correspondence related to this application s		the second s
Applicant Property Owne	er 🔲 Option Holder 🗹 Project Surveyo	r 🗹 Engineer 🗌 Arch	itect/Landscape Architect
DAVID HARBI Name	n BATSON, Hi	MES, NORU	ELL + AE
4334 Paperm Address	ill Dr. Knoxuille	E TN State	37909 ZIP
B65-568-6472 Phone	- harbin@bt	n-p.com	
CURRENT PROPERTY INFO			
Property Owner Name (if different	10101 Caneels Knoxuille Tn 3 Property Owner Address		Property Owner Phone
VERTON DR Property Address	TAX MAP 5	HA PARCEL	- 3.01
H PU D Sewer Provider	HPUD Water Provider		Septic (Y/N)
STAFF USE ONLY			Septic (1/14)
General Location		Tract Si	ze
City County District	Zoning District	Existing Land Use	
Planning Sector	Land Use / Place Type CITY COUNTY	Growth	Policy Plan Designation

April 2024

DEVELOPMENT REQUEST	*	
 □ Development Plan X. Use on Review / Special Use □ Hillside X Residential □ Non-Residential Home Occupation (specify) 	Protection COA	Related City Permit Number(s)
Other (specify) APPROVAL OF A DUPIB	c Developme	int
Other (specify) APPROVAL OF A DUPIC SUBDIVISION REQUEST IN AN RA	ZONE	
		Related Rezoning File Number
Proposed Subdivision Name		
Unit / Phase Number Combine Parcels Divide Parcel	otal Number of Lots Created	1
Other (specify)		
Attachments / Additional Requirements		
ZONING REQUEST		
		Pending Plat File Number
Zoning Change Proposed Zoning		
Plan Amendment Change Proposed Plan Designation(s)	91119-01	
Proposed Density (units/acre) Previous Rezoning Regu	ests	
Other (specify)		
STAFF USE ONLY		
PLAT TYPE	Fee 1	Total
ATTACHMENTS	Fee 2	
Property Owners / Option Holders Variance Request Amendment Request (Comprehensive Plan)	l moon at tal a dui	
ADDITIONAL REQUIREMENTS	Fee 3	
 Use on Review / Special Use (Concept Plan) Traffic Impact Study 	Tee 5	
COA Checklist (Hillside Protection)		
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 ass	- 200 	mitted with his/her/its consent
Applicant Signature Please Print	irbin	Lo.24.24 Date
BIST FOR LOUT?	a bha a a	Date
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Joel TZTZWOODS JP_ Please Print PA	RIDEC	Date Paid
Partner		



Sign Posting & Removal Requirement

Revised April 2021

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		Sign posted by Staff
File Number: 8-B-24-UR		Sign posted by Applicant