

USE ON REVIEW REPORT

► **FILE #:** 5-A-25-UR

AGENDA ITEM #: 56

AGENDA DATE: 5/8/2025

► **APPLICANT:** BOZHIDAR ENCHEV

OWNER(S): Bozhidar Enchev

TAX ID NUMBER: 39 255

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 5503 LUTTRELL RD

► **LOCATION:** Northwest side of Tazewell Pike, south side of Luttrell Rd

► **APPX. SIZE OF TRACT:** 0.96 acres

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

ACCESSIBILITY: Access is via Luttrell Road, an unstriped local street with 14 ft of pavement width within a right-of-way width that varies from 41 ft to 47 ft. Access is also via Tazewell Pike, a state-owned minor arterial street with 23 ft of pavement width within a right-of-way width that varies from 51 ft to 58 ft.

UTILITIES: Water Source: Northeast Knox Utility District

Sewer Source: Septic

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Whites Creek

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

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

► **PROPOSED USE:** Duplex

DENSITY PROPOSED: 1.92 du/ac

HISTORY OF ZONING: In 2021 the property was rezoned from A (Agricultural) to RA (Low Density Residential) (5-L-21-RZ). In 1988 the property was part of a larger rezoning from A (Agricultural) to RA (Low Density Residential) that was tabled by the County Commission (9-L-88-RZ).

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

South: Rural residential - A (Agricultural)

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

West: Rural residential, single family residential - A (Agricultural), RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: The property is in a residential area with single family houses on large lots and in subdivisions. A townhouse development and Beverly Park lie 0.3 miles to the south.

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 convert a 2-story single family house to a duplex on an existing 0.96-acre lot in the RA zone district. There will be no change to the exterior of the home.

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 COMPREHENSIVE PLAN OF KNOX COUNTY.

- A. The use is in conformity with the SR (Suburban Residential) place type on the property. The housing mix in the SR place type includes duplexes, multiplexes, and townhomes that have the scale of a single family home.
- B. The proposed duplex is consistent with the Comprehensive Plan's Implementation 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 (Low Density Residential) zone is intended to provide for residential areas with low population densities and permits duplexes as a use on review.
- B. The minimum lot area is 20,000 sq ft without sewer to allow consideration of a duplex. The lot is approximately 41,818 sq ft.
- C. Houses and duplexes require 2 parking spaces for each dwelling unit. The property has 2 existing driveways.

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 primarily single family residential development with lot sizes generally less than one acre.
- B. Since the exterior will not change, the duplex has the scale and the facade of a single family home.

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

- A. The proposed duplex is 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)

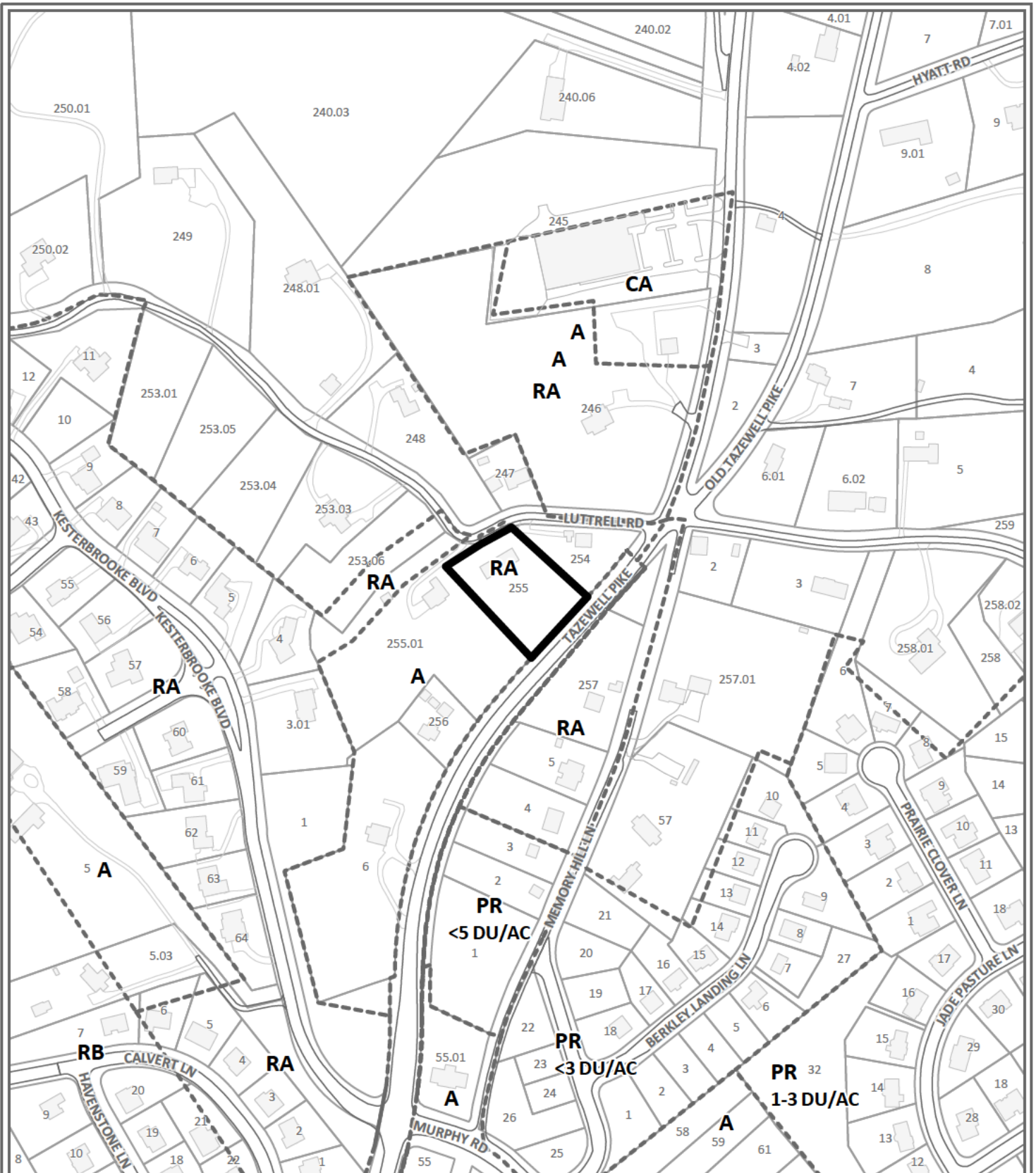
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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

5-A-25-UR

Petitioner: Bozhidar Enchev



Duplex in RA (Low Density Residential)

Original Print Date: 3/28/2025

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

Map No: 39

Jurisdiction: County

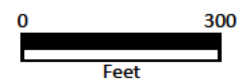
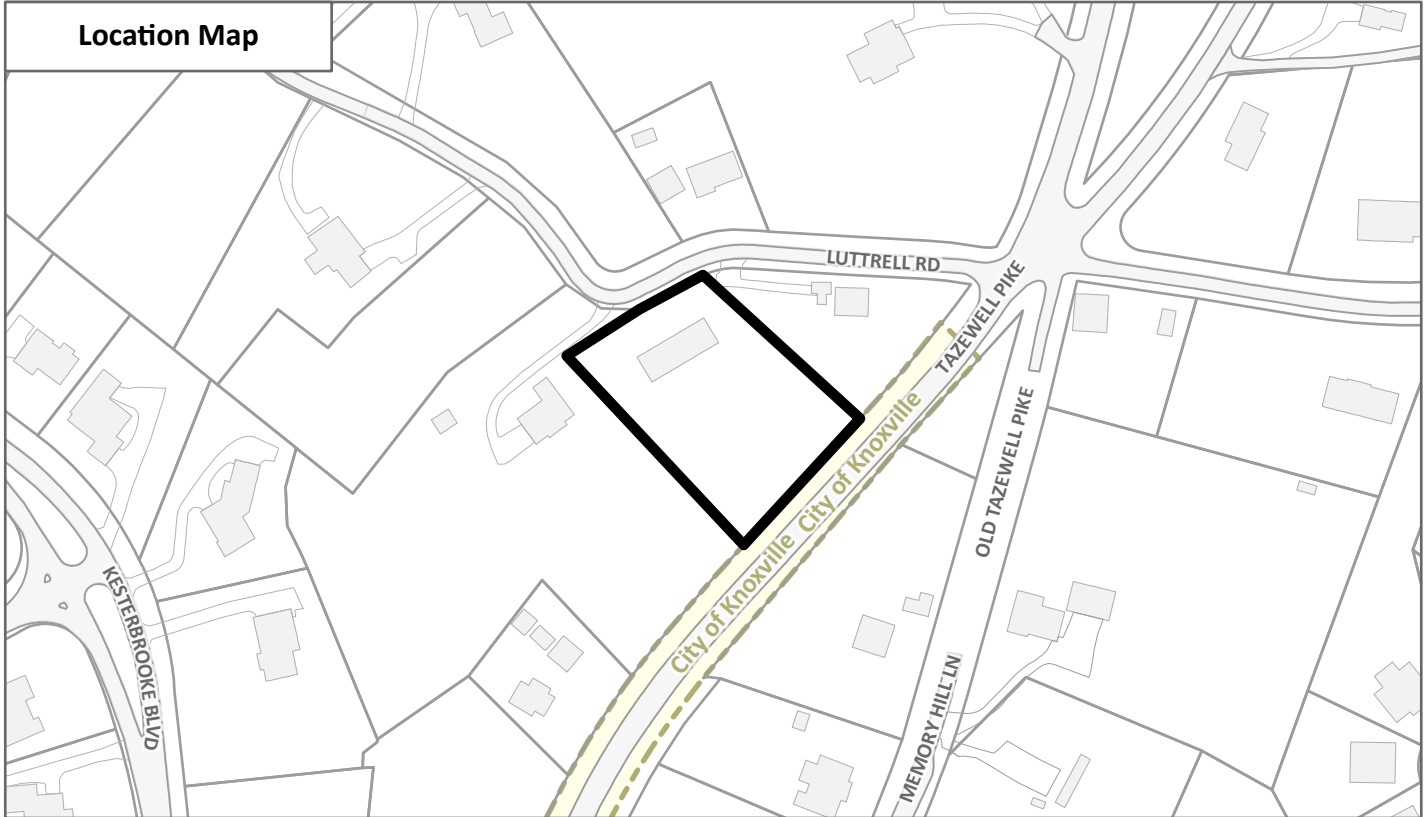


Exhibit A. Contextual Images

Location Map



Aerial Map

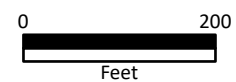


CONTEXTUAL MAPS 1

5-A-25-UR



Case boundary



STOCKSTILL DESIGN

1212 GRAMERCY
INDIAN TRAIL, NC 28079
704.989.1619

Project Status

2-20-25

2-20-25

AREA (SQUARE FOOTAGES)

BASEMENT	
MAIN FLOOR	
GARAGE	
STORAGE	
DECKS/PATIOS	
TOTAL AREA	

ISSUE

MARK	DATE	DESCRIPTION

DRAWN BY:	MS	PROJ. ARCH.:
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PROJ. NO.: **Project Number**

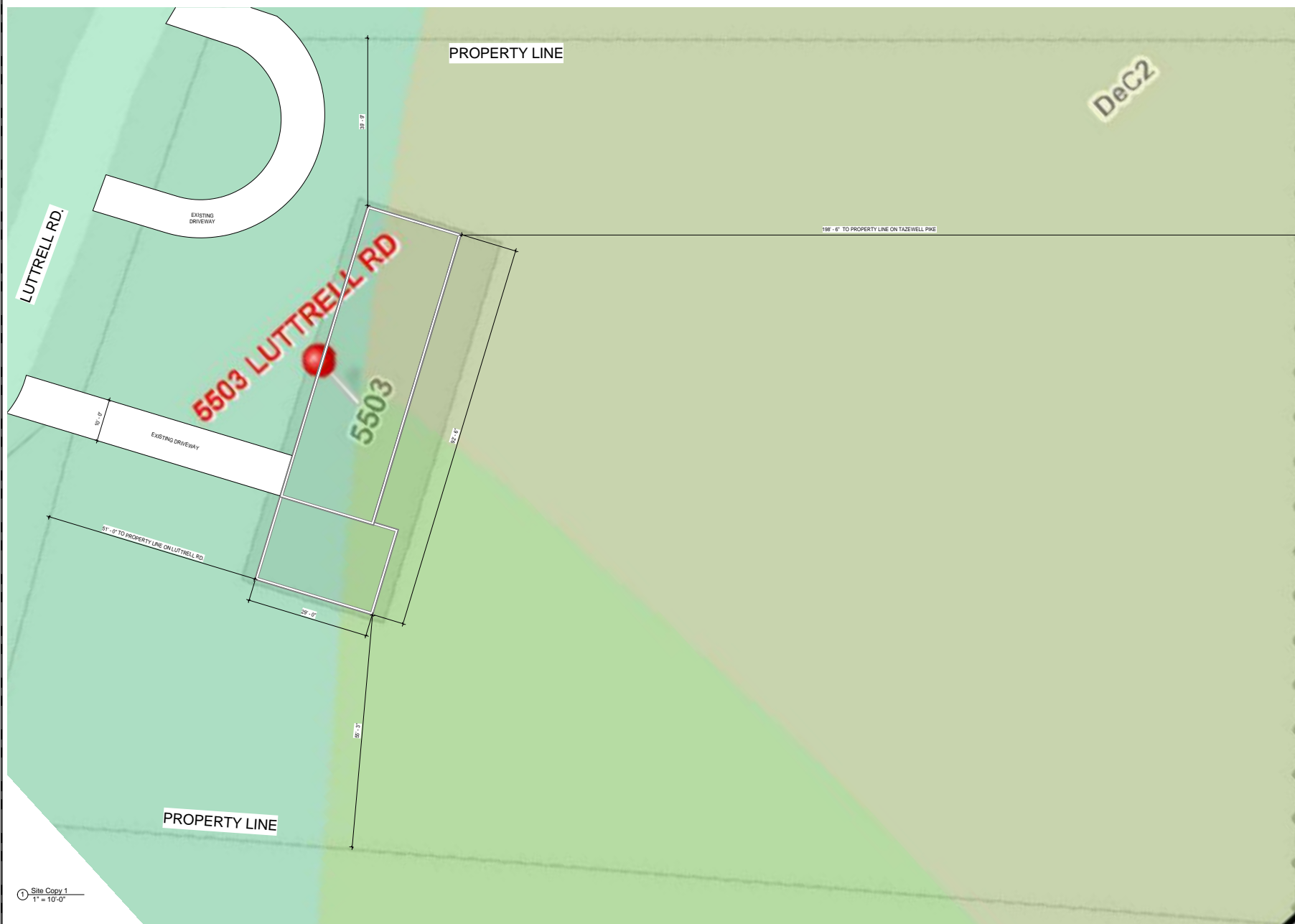
DATE: 2-20-25

D/WG.

SITE SHEET

D/WG.

G102



nvenience.
Sign the application digitally (or print, sign, and scan).

the Knoxville-Knox County Planning offices
OR email it to applications@knoxplanning.org



Planning
KNOXVILLE | KNOX COUNTY

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

Bozhidar Enchev

Owner

Applicant Name

Affiliation

02/25/2025

~~April~~ May 8, 2025

File Number(s)

Date Filed

Meeting Date (if applicable)

5-A-25-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

Bozhidar Enchev

Name

Company

1216 E Parkway unit 1382

Gatlinburg

TN

37738

Address

City

State

ZIP

843-457-6555

Phone

Email

CURRENT PROPERTY INFO

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

5503 W Luttrell rd

039-255

Property Address

Parcel ID

Septic

Y

Sewer Provider

Water Provider

Septic (Y/N)

COMMUNITY ENGAGEMENT

Sign and return the **Public Notice & Community Engagement** form with this application.

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.**

[View Form](#)

JULY 2024

DEVELOPMENT REQUEST

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

Home Occupation (specify) Single Family

Other (specify) Submitting for Duplex Use

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name

Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel

Total Number of Lots Created

Related Rezoning File Number

☐ Other (specify)

☐ Attachments / Additional Requirements

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
☐ 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

\$500.00

Fee 3

AUTHORIZATION

By signing below, 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. If there are additional owners or options holders, each additional individual must sign the Property Owners/Option Holders Form.



Applicant Signature

Owner

Print Name / Affiliation

02/25/2025

Date

843-457-6555

Phone Number

Email



Property Owner Signature

Bozhidar Enchev

Please Print

02/27/2025, SG

Date Paid



Public Notice and Community Engagement

Sign Posting and Removal

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.

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.

Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s).

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

04/25/2025

05/09/2025

Date to be Posted

Date to be Removed

Applicant Signature

A handwritten signature in black ink, appearing to read "Bozhidar Enchev", written over a horizontal line.

Bozhidar Enchev

Applicant Name

02/26/2025

Date

5-A-25-UR

FILE NUMBER

**Have you engaged the
surrounding property owners
to discuss your request?**

☐ Yes ☐ No

☐ No, but I plan to prior to the
Planning Commission meeting