

# CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



**File Number:** 11-A-24-SU                      **Related File Number:**  
**Application Filed:** 9/20/2024              **Date of Revision:**  
**Applicant:** DAMON A FALCONNIER

## PROPERTY INFORMATION

**General Location:** North side of Mineral Springs Ave, east of N Broadway  
**Other Parcel Info.:**  
**Tax ID Number:** 69 E B 03102                      **Jurisdiction:** City  
**Size of Tract:** 1.37 acres  
**Accessibility:** Access is via Mineral Springs Avenue, a local street with a 19-ft pavement width within a 40-ft right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/Forestry/Vacant Land  
**Surrounding Land Use:**  
**Proposed Use:** Two-family dwelling                      **Density:**  
**Planning Sector:** East City                      **Plan Designation** LDR (Low Density Residential), HP (Hillside Ridgetop Prote  
**Growth Policy Plan:** N/A (Within City Limits)  
**Neighborhood Context:** Mineral Springs Avenue consists of a mix of single-family homes, duplexes, and multifamily developments. There is a node of apartments and medical and office uses at the intersection of Mineral Springs Avenue and Whittle Springs Road.

## ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

**Street:** 0 MINERAL SPRINGS AVE  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** Rezoned from RP-1 (Planned Residential) to O-1 (Office, Medical, Related Services) in 2006 (1-F-06-RZ) before being subdivided in 2008 . A request to rezone to O (Office) was denied in 2019 (12-C-19-RZ).

## PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), HP (Hillside Ridgetop Protection)

Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge: Samiul Haque

Staff Recomm. (Abbr.): Deny the request for a two-family dwelling in the RN-1 (Single-Family Residential Neighborhood) district because the development does not meet the location criteria of the One Year Plan.

Staff Recomm. (Full):

Comments: This request is for a two-story duplex on this 1.37-acre lot that has an access easement running through the property serving the northern parcel owned by the same owner. The duplex has one unit facing Mineral Springs Avenue while the other unit faces the proposed driveway to the east.

STANDARDS FOR EVALUATING A SPECIAL USE (ARTICLE 16.2.F.2)

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

A. The One Year Plan states that duplexes may be permitted in low density areas where their development will not significantly affect service demands or aesthetics of the area and these should meet one or more of the eight location criteria, as specific in p.29 of the plan. The proposed development does not meet any of the specified criteria. For example, the proposed access is not off of a collector street, Mineral Springs Avenue is a local road. It also is not in an transitional area between residential and nonresidential uses, is not in an area having a gross density over 5 du/ac, and is not part of a planned residential development.

B. A two-family dwelling, which is considered low-density residential use, is consistent with the East City Sector Plan's LDR (Low Density Residential) land use classification.

C. The proposed use is consistent with the General Plan's Development Policy 8.1 that encourages growth in the existing urban area through infill housing opportunities.

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

A. The RN-1 district is intended to accommodate low density single-family residential development on relatively small lots with smaller setbacks. Two-family dwellings may be allowed by special use approval.

B. The RN-1 district requires a minimum lot size of 15,000 sq ft for two-family dwellings and the subject property exceeds the requirement. The site plan as provided conforms to the dimensional standards (Article 4.3) of the RN-1 district.

C. The building elevations meet the Principal Use Standards (Article 9.3.J) for duplexes in the RN-1 district. While the front entry is not a dominant feature on the street-facing elevation, the zoning ordinance stipulates that this is required for lots that are less than one acre. The subject property is larger than one acre.

D. The property has an HP (Hillside Protection) overlay and the slope analysis conducted by staff recommends a maximum disturbance of 29.3% within the HP area (15,674 sq sf). Any development other than a single-family house shall adhere to the disturbance budget.

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 use will be consistent with the character of the area that includes two nearby duplexes on Mineral Springs Avenue and a multifamily development across the street.

B. The proposed two-story structure will be compatible in size and scale with other houses in the surrounding area.

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

NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC, CONGESTION, OR OTHER IMPACTS DETRACT FROM THE IMMEDIATE ENVIRONMENT.

A. Two-family dwellings are considered low-density residential uses and are compatible with other residential uses in the vicinity.

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

A. The proposed duplex is not expected to significantly impact traffic on surrounding streets. The City of Knoxville Engineering Department may require widening Mineral Springs Avenue up to 20 ft; however, that can be handled during the permitting phase.

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 immediately surrounding the subject property that would pose a potential hazard or undesirable environment for the proposed use.

**Action:** Approved **Meeting Date:** 1/9/2025

**Details of Action:** Approve the request for a two-family dwelling in the RN-1 (Single-Family Residential Neighborhood) district because the development does meet the location criteria of the One Year Plan.

**Summary of Action:** Approve the request for a two-family dwelling in the RN-1 (Single-Family Residential Neighborhood) district because the development does meet the location criteria of the One Year Plan.

**Date of Approval:** 1/9/2025 **Date of Denial:** **Postponements:** 11/14/2024, 12/12/2024

**Date of Withdrawal:** **Withdrawn prior to publication?:**  **Action Appealed?:**

## **LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:**

**Date of Legislative Action:** **Date of Legislative Action, Second Reading:**

**Ordinance Number:** **Other Ordinance Number References:**

**Disposition of Case:** **Disposition of Case, Second Reading:**

**If "Other":** **If "Other":**

**Amendments:** **Amendments:**

**Date of Legislative Appeal:** **Effective Date of Ordinance:**