

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 11-B-24-SU **Related File Number:**
Application Filed: 9/26/2024 **Date of Revision:**
Applicant: COMMERCIAL REDEVELOPMENT, LLC

PROPERTY INFORMATION

General Location: Southeast side of Washington Pike, Southwest of Millertown Pike
Other Parcel Info.:
Tax ID Number: 70 C D 02301, 02302 **Jurisdiction:** City
Size of Tract: 0.59 acres
Accessibility: Access is via Washington Pike, a minor arterial with a pavement width of 23 ft within a 40-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential
Surrounding Land Use:
Proposed Use: Two-family dwellings **Density:**
Planning Sector: East City **Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: This area is primarily single family residential dwellings with some attached and multifamily dwellings in the vicinity as well.

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

Street: 0 WASHINGTON PIKE
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-2 (Single-Family Residential Neighborhood)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: In 2023 the property was rezoned from RN-1 (Single-Family Residential Neighborhood) to RN-2 (Single-Family Residential Neighborhood) (1-D-23-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

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:

Jake Beaumier

Staff Recomm. (Abbr.):

Approve the request for two two-family dwellings in RN-2 (single family Residential Neighborhood) district, subject to 4 conditions:

Staff Recomm. (Full):

- 1) Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
- 2) Meeting all applicable requirements of the City of Knoxville Engineering Department
- 3) Meeting all applicable requirements of the City of Knoxville Plans Review and Inspections Department.
- 4) Access to Washington Pike must comply with Article 11.7.A. of the City of Knoxville Zoning Code, as well as Section 3.03.C. of the Subdivision Regulations with review and approval by the City of Knoxville Department of Engineering during permitting. Compliance may require the removal of driveway pavement and construction of a drainage ditch.

Comments:

The request is for two two-family dwellings on two adjacent lots. Both lots measure approximately 12,600 sq. ft. These properties have been previously platted.

Standards for evaluating a special use (Article 16.2.5.2):

- 1) THE USE IS CONSISTENT WITH ADAPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND THE ONE-YEAR PLAN
A. In the East City Sector Plan and the One Year Plan, the designated future land use for the property is LDR. The LDR land use classification description states specifically that duplexes are an allowed use.
- 2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ZONING CODE
A. The RN-2 zone is intended to accommodate low density single-family residential development of relatively small lots with smaller setbacks within the City of Knoxville. Two-family dwellings may also be allowed with a special use approval. A duplex is considered a low density use and is consistent with the RN-2 zone description.
B. The RN-2 zone requires a minimum lot size of 10,000 sq. ft. for two-family dwellings. The subject property consists of two lots, both of which are approximately 12,600 Sq. Ft. The site plan and architectural elevations conform to the dimensional standards for two family dwellings in the RN-2 (Single-Family Residential Neighborhood) district, as well as the principal standards for two-family dwellings (Article 9.3.J) The Duplex does not include a front-facing garage.
- 3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS LOCATED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY
A. The proposed structures are compatible in size and scale with other houses in the area. There are several apartment complexes located within the neighborhoods immediately north and northwest of the site.
- 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. The proposed two-family dwellings are considered a low density residential use and are compatible with other residential uses in the vicinity.
B. The One Year Plan states that two family dwellings may be permitted in low density areas where their development will not significantly affect service demands or aesthetics of the area. Four additional units are not expected to significantly affect the service of this area.
- 5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL

TRAFFIC THROUGH RESIDENTIAL STREETS

A. The proposed two-family dwellings are not expected to significantly impact traffic on nearby residential streets. The property is accessed off of Washington Pike, a minor arterial road.

6) THE NATURE OF THE 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 with Conditions **Meeting Date:** 11/14/2024

Details of Action:

Summary of Action: Approve the request for two two-family dwellings in RN-2 (single family Residential Neighborhood) district, subject to 4 conditions:

Date of Approval: 11/14/2024 **Date of Denial:** **Postponements:**

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:**