

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 12-C-24-SU **Related File Number:**
Application Filed: 10/29/2024 **Date of Revision:**
Applicant: JUAN HERNANDEZ

PROPERTY INFORMATION

General Location: Southeast side of Ernestine Dr, west of Irola St
Other Parcel Info.:
Tax ID Number: 59 K B 01501 **Jurisdiction:** City
Size of Tract: 12891 square feet
Accessibility: Access is via Ernestine Drive, a local street with a pavement width of 13 ft within a 43-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential
Surrounding Land Use:
Proposed Use: Two-family dwelling **Density:**
Planning Sector: North City **Plan Designation:** LDR (Low Density Residential), HP (Hillside Ridgetop Prote
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: This neighborhood is comprised of a mix of single family residential and small-scale commercial and office uses north of I-640. There is a multifamily development nearby to the northeast. To the east there are large commercial and industrial properties, including the new Amazon warehouse.

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

Street: 4600 ERNESTINE DR
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: In 1981, this property was rezoned from RB (General Residential) to PC (Planned Commercial) (8-K-81-RZ). The property was later rezoned to C-6 (General Commercial Park) following annexation. In 2020, the property was designated as RN-1 (Single Family Residential Neighborhood) with the adoption of the current zoning ordinance. In 2023, the property was rezoned from RN-1 to RN-2 (Single Family Residential Neighborhood) (10-D-23-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.): Approve the special use for a duplex in the RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) district, subject to 3 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.

Comments: This request is for a duplex in the RN-2 district on a 12,891 sq sf lot with steep slopes. Each unit has three bedrooms and two parking spaces in the rear yard. Only the upper story of this two-story structure is visible from the access street.

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 proposed use is consistent with the General Plan's Development Policy 8.1 that encourages growth in the existing urban area through infill housing on vacant lots and redevelopment parcels.
- B. A duplex is in compliance with the North City Sector Plan's LDR (Medium Density Residential) land use classification.
- C. The proposed use conforms to the One Year Plan's location criteria, as this section of Alice Bell neighborhood has a gross density exceeding 5 dwelling units per acre, including the 300-unit Eastowne Village apartment complex. The development should not significantly affect service demands or aesthetics of the area.

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 on relatively small lots with smaller setbacks within the City of Knoxville. Two-family dwellings may also be allowed by special use approval
- B. The RN-2 district requires a minimum lot size of 10,000 sq ft for two-family dwellings and the subject property exceeds the requirement by 2,891 sq ft. The site plan and building elevations as provided conform to the dimensional standards (Article 4.3) and the Principal Use Standards (Article 9.3.J) for duplexes in the RN-2 district.
- C. The property has an HP (Hillside Protection) overlay; however, almost the entirety of the site was previously disturbed. Per the applicability rules (Article 8.9.B), this site is now exempt from the HP regulations.

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. A duplex would be consistent with the character of this neighborhood that has a mix of single family houses, multifamily developments, and commercial and office uses.
- B. The proposed structure would be compatible in size and scale with the neighboring single-family houses.

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. Duplexes are compatible with the surrounding residential uses and the proposal is not anticipated to injure the value of any nearby properties.

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

A. A duplex would be a minor increase in density for the area and would not significantly impact traffic on surrounding streets.

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 with Conditions **Meeting Date:** 12/12/2024

Details of Action:

Summary of Action: Approve the special use for a duplex in the RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) district, subject to 3 conditions.

Date of Approval: 12/12/2024 **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:**