

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 6-A-24-SU **Related File Number:**
Application Filed: 4/5/2024 **Date of Revision:**
Applicant: RONNIE L. PHILLIPS

PROPERTY INFORMATION

General Location: Northwest side of Washington Pike, southeast of Valley View Dr
Other Parcel Info.:
Tax ID Number: 70 C B 017 02 **Jurisdiction:** City
Size of Tract: 3.88 acres
Accessibility: Access is via Washington Pike, a minor arterial street with a pavement width of 22 ft within a 40-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Multifamily Residential
Surrounding Land Use:
Proposed Use: Duplex **Density:**
Planning Sector: East City **Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: This part of Alice Bell neighborhood primarily comprises single family dwellings though there are also some duplexes, apartment complexes, and nonresidential uses in the area. Richard Yoakley School, Knoxville Baptist School, and the Alice Bell Park and Ballfields are located within a quarter mile of the subject property.

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

Street: 4213 WASHINGTON PIKE
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION *(where applicable)*

Current Zoning: RN-2 (Single-Family Residential Neighborhood), C (Former Planned District)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: In 2012, the property was rezoned from R-1 (Low Density Residential) to RP-1 (Planned Residential) with a density up to 5.99 du/ac (7-G-12-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: Samiul Haque

Staff Recomm. (Abbr.): Approve the request for a two-family dwelling in the RN-2 (C) (Single-Family Residential Neighborhood) district, subject to 4 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance, including, but not limited to, meeting the minimum parking requirement under the former RP-1 district standards.
2. Meeting all applicable requirements of the City of Knoxville Engineering Department, including, but not limited to, obtaining approval on the proposed driveway/parking configuration during the permitting phase.
3. Meeting all applicable requirements of the City of Knoxville Plans Review and Inspections Department.
4. Any future development on this property will require approval by the Planning Commission.

Comments: This request is for a two-family dwelling on this 3.87-acre lot in the RN-2 (C) district. There is an existing duplex on the property which was approved via a use on review in 2013 (4-C-13-UR). Prior to the adoption of the current zoning ordinance, the property was zoned RP-1 (Planned Residential) with a density up to 5.99 du/ac (7-G-12-RZ). Transition Rules at Article 1.4.G of the zoning ordinance allows the proposed duplex to be developed under the former RP-1 district standards. This request is reviewed under the previous planned district requirements.

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 two-family dwelling is consistent with the General Plan's development policy 8.1 that encourages growth in the existing urban area through infill housing opportunities.
- B. The proposed use is consistent with the East City Sector Plan's LDR (Low Density Residential) land use classification since a duplex is considered a low density residential dwelling.
- C. The One Year Plan states that duplexes may be permitted in low density areas where the proposed site is located on a collector street. Washington Pike is a minor arterial street, which provides more mobility than a collector street.

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

- A. The RP-1 zone was intended to provide flexibility for different types of residential development. Houses, duplexes and multi-dwelling structures and developments were permitted in the RP-1 district along with some nonresidential uses. Unlike the RN-2 zoning, the RP-1 district allowed multiple principal structures on a lot.
- B. The effective density of this property with the proposed duplex addition would 1.03 du/ac, which is in conformance with the previous RP-1 zone's density of 5.99 du/ac.
- C. The applicant has not addressed all of the comments provided by the City of Knoxville Engineering Department regarding the proposed driveway/parking configuration. The former RP-1 district required two parking spaces for each unit of a duplex. The site plan and front elevation indicate there are two garages and space for additional parking. Nonetheless, these can be handled during the permitting process, as recommended in conditions 1 and 2.

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. There are three duplexes approximately 750 ft east of the subject property and a couple of

multifamily subdivisions within 0.4 miles. Additionally, there is a commercial coworking space and several churches in close proximity. One additional duplex on this lot would be consistent with the character of the neighborhood.

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

C. Proximity to Richard Yoakley School, Knoxville Baptist School, and the Alice Bell Park and Ballfields makes this property a desirable location for a duplex development.

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 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. A duplex is not expected to significantly impact traffic on surrounding streets. Traffic will be directed to Washington Pike, a minor arterial street.

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:** 6/13/2024

Details of Action:

Summary of Action: Approve the request for a two-family dwelling in the RN-2 (C) (Single-Family Residential Neighborhood) district, subject to 4 conditions.

Date of Approval: 6/13/2024 **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:**