

# CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



**File Number:** 6-C-24-SU                      **Related File Number:**  
**Application Filed:** 4/29/2024              **Date of Revision:**  
**Applicant:** TYLER STINNETT

## PROPERTY INFORMATION

**General Location:** Northeast side of Ford Place, northeast of Sevier Avenue  
**Other Parcel Info.:**  
**Tax ID Number:** 95 O F 036,035                      **Jurisdiction:** City  
**Size of Tract:** 10131 square feet  
**Accessibility:** Access is via Ford Place, a local road with a pavement width of 25 ft within an approximately 25-ft right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/Forestry/Vacant Land  
**Surrounding Land Use:**  
**Proposed Use:** Duplex                      **Density:**  
**Planning Sector:** South City                      **Plan Designation:** LDR (Low Density Residential)  
**Growth Policy Plan:** N/A (Within City Limits)  
**Neighborhood Context:** The area is comprised of low-density residential development with multi-family residential development to the northeast and northwest. The neighborhood is bounded by Sevier Avenue to the south and James White Parkway to the east.

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

**Street:** 0 FORD PL  
**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 2009, this parcel was part of a larger area rezoning from R-2 (General Residential) to R-1 (Low Density Residential) [2-E-09-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: Lindsay Crockett

Staff Recomm. (Abbr.): Approve the request for a two-family dwelling in the RN-2 (Single-Family Residential Neighborhood) 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: The request is for one two-family dwelling on two lots, which will be combined and measure approximately 10,200 sq. ft. A subdivision plat is currently in process. The elevation drawings depict one unit; the second unit will mirror and adjoin the first to serve as a two-unit residence.

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 of a two-family dwelling is consistent with the LDR (Low Density Residential) land use designation in the South City Sector Plan.

C. 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. Two additional units are not expected to significantly affect the service demand of this urbanized area. The site is in an area having a gross density exceeding 5 dwelling units per acre and is approximately 150' away from a major collector and minor arterial.

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 with special use approval.

B. The RN-2 zone requires a minimum lot size of 10,000 sq. ft. for two-family dwellings. The subject property is approximately 10,200 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 use standards for two-family dwellings (Article 9.3.J). The primary entrances face the street and serve as a dominant feature on the front elevation, situated beneath a roof canopy. The windows occupy 19.62% of the facade, which is over the minimum 15% transparency required. The duplex does not include a front-facing garage. The property does not have an overlay which requires design review.

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. There is a two-family dwelling approximately 220-ft west of the subject property. Additional townhouse developments are located in the neighborhood to the northeast and northwest.

B. The proposed structure will be compatible in size and scale with other houses and townhouses in the 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. The proposed two-family dwelling is considered a low-density residential use and is 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 two-family dwelling is not expected to significantly impact traffic on surrounding streets. Traffic will be directed to Sevier Avenue, a major collector, and Anita Drive, a minor arterial.

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:** 7/11/2024

**Details of Action:**

**Summary of Action:** Approve the request for a two-family dwelling in the RN-2 (Single-Family Residential Neighborhood) district, subject to 3 conditions.

**Date of Approval:** 7/11/2024 **Date of Denial:** **Postponements:** 6/13/2024

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

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knoxville City Council

**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:**