

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 6-E-24-SU **Related File Number:**
Application Filed: 5/1/2024 **Date of Revision:**
Applicant: GIANCARLO MARUCCHI

PROPERTY INFORMATION

General Location: Southeast quadrant of the intersection of Central Avenue Pike and Charlene Lane
Other Parcel Info.:
Tax ID Number: 68 F C 055 **Jurisdiction:** City
Size of Tract: 16636 square feet
Accessibility: Access is via Charlene Lane, a local road with a pavement width of 15 ft within a 35-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential
Surrounding Land Use:
Proposed Use: Single family dwelling to duplex conversion in the RN-1 (Single-Family Residential Neighborhood) district **Density:**
Planning Sector: North City **Plan Designation:** O (Office)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: The area is characterized by commercial properties fronting Central Avenue Pike, with a small section of residential development fronting Charlene Lane. Merchant Drive and I-40 are approximately 500-ft south.

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

Street: 5405 CENTRAL AVENUE PIKE
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-1 (Single-Family Residential Neighborhood)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: O (Office)

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 conversion to a two-family dwelling in the RN-1 (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 to convert an existing single-family house into a two-family dwelling. The project does not involve additions to the existing house's footprint. The application includes interior floor plans.

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 Office (O) land use classification in the North City Sector Plan, which notes that medium density residential uses may be suitable in areas suited for office development; a two-family dwelling is considered a low density residential use and is compatible with the area.

C. The proposed use complies with the One Year Plan's location criteria for a duplex as it is located on a minor arterial street and provides a desirable buffer between residential and non-residential areas. The use also complies with the One Year Plan's criteria for conversions, where the structure meets the location criteria and does not require significant variances from the provisions of the zoning ordinances.

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

A. The RN-1 zone is intended to accommodate traditional low density residential neighborhoods in the City of Knoxville. Two-family dwellings may also be allowed with special use approval.

B. The RN-1 zone requires a minimum lot size of 15,000 sq. ft. for two-family dwellings. The subject property is approximately 16,000 sq. ft. The site plan conforms to the dimensional standards for two-family dwellings in the RN-1 (Single-Family Residential Neighborhood) district. The principal use standards for two-family dwellings (Article 9.3.J) only apply to new construction.

C. The final site plan will require minor revisions to comply with Article 11. Parking space placement and design must comply with all requirements of the City of Knoxville Zoning Ordinance and Engineering Department prior to issuance of a building permit.

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 two-family dwelling is adjacent to another two-family dwelling and across the street from a multi-story hotel building.

B. The project does not involve modifications to the existing building's footprint, so the two-family dwelling will remain compatible with the existing houses in the neighborhood.

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.

Action: Approved with Conditions **Meeting Date:** 6/13/2024

Details of Action:

Summary of Action: Approve the request for a conversion to a two-family dwelling in the RN-1 (Single-Family Residential Neighborhood) district, subject to 3 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: