

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 1-B-21-SU **Related File Number:**
Application Filed: 11/24/2020 **Date of Revision:**
Applicant: CASSIDY MELHORN

PROPERTY INFORMATION

General Location: South side of Greenway Dr., East of Josephine Rd.
Other Parcel Info.:
Tax ID Number: 59 P D 038 **Jurisdiction:** City
Size of Tract: 11479 square feet
Accessibility: Access is via Greenway Dr., is a major collector with 19' of pavement width within 40' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: SFR (Single Family Residential)
Surrounding Land Use:
Proposed Use: Two-family dwelling **Density:** 7.6 du/ac
Sector Plan: North City **Sector Plan Designation:** MDR (Medium Density Residential)
Growth Policy Plan: N/A
Neighborhood Context: Greenway Drive is bordered by large-lot (1 acre and greater) single family detached residential on the north and by a mix of large and small-lot (down to 1/4 acre) single family residential on the south. A landscaping contractors office is located nearby to the east in the I-G zone.

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

Street: 3110 Greenway Dr.
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: The property was rezoned from RN-1 to RN-2 in November 2020 (10-G-20-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category:

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:

Mike Reynolds

Staff Recomm. (Abbr.):

APPROVE the request for a two-family dwelling in the RN-2 zone, 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 Department of Engineering.
3. Meeting all applicable Principal Use Standards for two-family dwellings (Article 9.3.J.) of the City of Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the RN-2 District and the criteria for approval of a special use, as outlined below.

Comments:

This request is for a two-family dwelling in a house that was originally constructed as a single-family dwelling. The structure is one-story with a full basement and there will be one unit per level. The exterior design of the structure will not change so it will continue to have the appearance of a single-family residence. The existing circular driveway in the front yard and the driveway that extends to the rear of the structure will remain and are not proposed to change.

STANDARDS FOR EVALUATING A SPECIAL USE (ARTICLE 16.2.F.2.)

1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICES, INCLUDING THE GENERAL PLAN AND THE ONE-YEAR PLAN.

- a. The One Year Plan and North City Sector Plan designation for this site are MDR (Medium Density Residential) which allows consideration of up to 24 du/ac.
- b. The proposed density of 7.6 du/ac is consistent with the sector plan and One Year Plan.

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 zone requires a minimum lot size of 10,000 sqft for two-family dwellings.
- c. The subject lot is approximately 11,479 sqft.
- d. Two-family dwellings that are new construction are subject to the principal use standards in Article 9.3.J.
- e. The subject structure already exists so it is not subject to the principal use standards for two-family dwellings.

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. The structure was originally constructed as a one-story, single-family residence with a full basement.
- b. The other houses in this block and on the south side of Greenway Drive are also one-story residences with basements.
- c. This proposal does not alter the size or exterior design of the structure so it will have the appearance of a single-family residence.
- d. The two-family dwelling will have one dwelling on the main level and one dwelling in the basement. The main level unit will use two existing entry doors, one on the front elevation facing Greenway Drive and one on the east elevation facing the side driveway. The basement level unit will use the existing doorway on the rear of the structure.
- e. The parking will be located on the existing circular driveway in front of the structure and on the driveway to the rear of the house.

- 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 permitted in the RN-2 zone as a Special Use.
 - b. Greenway Drive is a major collector street that is lined primarily with single-family residential uses on varying lot sizes.
 - c. A significant portion of the south side of Greenway Drive to the east is zoned I-G (General Industrial) and could be expected to transition to new uses in the future. The I-G zoning starts one house lot to the east of the subject lot.
- 5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.
- a. Additional traffic will not be drawn through residential streets because Greenway Drive is a major collector street and the addition of one dwelling unit will not result in a significant increase in traffic in this area.
- 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. The uses immediately surrounding the subject lot are residential and will not pose a potential hazard or undesirable environment.
 - b. The I-G zoned properties to the east are largely undeveloped or used for residential purposes. The closest business, which is southeast of the subject lot, is a landscaping business that uses the property as an office and storage for vehicles and products that they use off-site.

Action: Approved **Meeting Date:** 1/14/2021

Details of Action:

Summary of Action: APPROVE the request for a two-family dwelling in the RN-2 zone, subject to 3 conditions.

Date of Approval: 1/14/2021 **Date of Denial:** **Postponements:**

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:**