

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 10-A-22-SU Related File Number:
Application Filed: 8/22/2022 Date of Revision:
Applicant: TYLER BONTS

PROPERTY INFORMATION

General Location: South side of Tennyson Drive, north of Shelley Drive
Other Parcel Info.:
Tax ID Number: 92 O C 029 Jurisdiction: City
Size of Tract: 10767 square feet
Accessibility: Access is via Tennyson Drive, a local street with a 28-ft pavement width within a 48-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential
Surrounding Land Use:
Proposed Use: Addition to existing dwelling in a former planned district Density:
Sector Plan: Northwest County Sector Plan Designation: LDR (Low Density Residential)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: This property is part of the Autumn Place planned residential subdivision composed of single family detached homes.

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

Street: 6055 TENNYSON DR
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: 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:

Jessie Hillman

Staff Recomm. (Abbr.):

Approve the request to reduce the rear setback from 25-ft to 14.5-ft, subject to one condition.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.

With the condition noted, this plan meets the requirements of the former RP-1 (Planned Residential) zone, the previously approved development plan, and the criteria for approval of a special use for modifications to previously approved planned districts per Article 1.4.G.

Comments:

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 expansion of a single family home is a use consistent with the LDR (Low Density Residential) land use designation in the North County Sector Plan and One Year Plan.

B. The use is not in conflict with the General Plan or any other adopted plans.

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

A. The subject property is part of a completed planned residential development called Autumn Place. Per Section 1.4.G of the zoning code, all previously approved planned districts remain in effect and are subject to all plans, regulations and/or conditions of their approval.

B. The plat for Autumn Place, the planned residential subdivision that includes the subject property, shows setback guidelines of 25-ft from the rear property line and 5-ft from the side property line.

C. The proposed expansion of the existing single family dwelling would reduce the rear setback to 14.5-ft. However, the subject property has an irregular lot shape with five property lines, including two rear property lines. The rear line with the proposed setback reduction is the atypical line that runs from the rear of the property towards the front. Given this irregularity, and the absence of any regulation or condition of the planned development's approval regarding deviations from the platted setback guidelines, this proposed reduction is not in conflict with the zoning code.

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 proposed addition would maintain the existing architectural styling and single-story building type that currently exists. The Autumn Place subdivision incorporates a diverse range of architectural styles for one and two-story single family homes that are placed at varying locations on their lots. The two-room expansion on the subject property is not incompatible with the neighborhood character or surrounding building size and location.

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 addition of a family room and bedroom is not anticipated to significantly injure adjacent properties.

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

A. The proposed addition should not increase traffic through surrounding residential 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 features of the surrounding environment that should pose a hazard to the proposed addition of the single family residence.

Action: Approved

Meeting Date: 10/6/2022

Details of Action:

Summary of Action: Approve the request to reduce the rear setback from 25-ft to 14.5-ft, subject to one condition.

Date of Approval: 10/6/2022

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: