

# CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



**File Number:** 10-B-23-SU                      **Related File Number:**  
**Application Filed:** 8/21/2023              **Date of Revision:**  
**Applicant:** HANI JOSEPH

## PROPERTY INFORMATION

**General Location:** West side of Metler Dr, north of Clinton Hwy  
**Other Parcel Info.:**  
**Tax ID Number:** 68 J B 023                      **Jurisdiction:** City  
**Size of Tract:** 1.03 acres  
**Accessibility:** Access is via Metler Dr, a local road with a 20 ft pavement width within a 53 ft right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Single Family Residential  
**Surrounding Land Use:**  
**Proposed Use:** Two-family dwellings                      **Density:** 5.83 du/ac  
**Sector Plan:** Northwest City              **Sector Plan Designation:** LDR (Low Density Residential), HP (Hillside Protec  
**Growth Policy Plan:** N/A (Within City Limits)  
**Neighborhood Context:** This property is in a residential neighborhood just off of Clinton Highway a major highway commercial corridor in north Knoxville.

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

**Street:** 901 METLER DR  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** In 2022, this property was rezoned from RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) to RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) (12-B-22-RZ).

## PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential), HP (Hillside Protection)

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:

Whitney Warner

Staff Recomm. (Abbr.):

Approve the request for three (3) two-family dwellings in the RN-2 zone, subject to 4 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance, including but not limited to Article 9.3.J (Principal Use Standards- Dwelling—Two-family).
2. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
3. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
4. Meeting the land disturbance limitation standards of the HP (Hillside Protection Overlay) district.

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.

Comments:

The applicant is requesting approval for three new two-family dwellings on three separate lots in the RN-2 zoning district located on Metler Dr.

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 use of a two-family dwelling is consistent with the LDR (Low Density Residential) and HP (Hillside Protection) land use designation in the Northwest City Sector Plan, which allows consideration of up to 6 du/ac. The density for the three (3) two-family homes is 5.8 du/ac. The proposed development will require 7,126.5 sq ft of land disturbance within the HP area, which is in compliance with the recommended HP disturbance of 8,257 sq ft.

B. The subject property complies with the One Year Plan's criteria for a two-family dwelling as it will not significantly affect the service demands or aesthetics of the area. The access off Metler Dr is approximately 280-feet from Clinton Hwy, a major arterial street, and 0.10 miles from a bus stop.

C. The proposed two-family dwelling use is consistent with the General Plan's development policy 8.1 that encourages growth in the existing urban area through infill housing opportunities.

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 sq. ft. for two-family dwellings. The lot will be subdivided into three lots measuring 15,611 sq ft, 15,894 sq ft, and 13,602 sq ft sq ft. The site plan as provided conforms with the dimensional standards for a two-family dwelling in the RN-2 zoning district. The plan will need to conform to the principal use standards for a two-family dwelling (Article 9.3.J). The applicant has not submitted architectural elevations that conform to 9.3.J, but this will be reviewed during permitting. The two-story structures will be approximately 30 ft to the top of the roof, consistent with the maximum height allowed on surrounding properties.

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 many trailer park residential developments in the area including one adjacent to the west.

B. The rest of the surrounding area is characterized by one- and two-story ranch houses with facades fronting the street. The proposed two-story structures will face Metler Dr and must meet all principal use standards of 9.3.J.

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 low-density residential uses.

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

A. The 6-unit development would be a minor increase in density for the area, and would not significantly impact traffic on surrounding streets. Additionally, there is a KAT bus stop 0.10 miles away on Clinton Hwy.

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 site that would pose a potential hazard or undesirable environment for the proposed use.

**Action:** Approved **Meeting Date:** 10/5/2023

**Details of Action:**

**Summary of Action:** Approve the request for three (3) two-family dwellings in the RN-2 zone, subject to 4 conditions.

**Date of Approval:** 10/5/2023 **Date of Denial:** **Postponements:**

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

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knoxville-Knox County Planning Commission

**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:**