

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 10-C-22-SU Related File Number:
Application Filed: 8/23/2022 Date of Revision:
Applicant: BAILEY ROSE

PROPERTY INFORMATION

General Location: East side of Dry Gap Pike, south of Haynes-Sterchi Rd, north of Sanford Rd
Other Parcel Info.:
Tax ID Number: 57 M A 020 Jurisdiction: City
Size of Tract: 1.56 acres
Accessibility: Access is via Dry Gap Pike, a major collector street with a 20-ft pavement width within a 70-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential
Surrounding Land Use:
Proposed Use: Duplex Density:
Sector Plan: North City Sector Plan Designation: LDR (Low Density Residential)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is comprised of single family detached homes with medium to large lot sizes.

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

Street: 624 DRY GAP 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: 2-B-21-RZ: AG to RN-1

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 for a duplex in an existing primary structure in the RN-1 zoning district, 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 criteria for special use approval of a two-family dwelling in the RN-1 zoning district.

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 use of a two-family dwelling arrangement in an existing primary structure is consistent with the LDR (Low Density Residential) land use designation in the North City Sector Plan and the One Year Plan.

B. The use does not conflict with the General Plan or any other adopted plans for the area.

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

A. The subject property is zoned RN-1 (Single-Family Residential Neighborhood), which is intended for low density residential development on relatively large lots with generous setbacks. The proposed duplex would not alter the location or dimensions of the existing structure, which includes a front setback of 176-ft.

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 prior use of the primary building was a garage apartment, and there was an additional mobile home on the property that has now been removed. The removal of the mobile home and conversion of the former garage apartment into a two-family dwelling increases compatibility with the residential character of the neighborhood. No changes are proposed to the size and location of the existing building.

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 duplex renovation is not anticipated to detract from the value or quality of life of neighboring residences.

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

A. A duplex would be a minor increase in density for the area, and would not significantly impact traffic on surrounding 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 nearby developments that would jeopardize the proposed use on the subject property.

Action:

Approved

Meeting Date: 10/6/2022

Details of Action:

Summary of Action:

Approve the request for a duplex in an existing primary structure in the RN-1 zoning district, 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: