

# CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



**File Number:** 10-D-21-SU                      **Related File Number:**  
**Application Filed:** 9/1/2021                      **Date of Revision:**  
**Applicant:** BENCHMARK ASSOCIATES, INC.

## PROPERTY INFORMATION

**General Location:** Northeast side of Amherst Road, east of Seaver Drive  
**Other Parcel Info.:**  
**Tax ID Number:** 92 M A 009.00                      **Jurisdiction:** City  
**Size of Tract:** 1.95 acres  
**Accessibility:** Access is off of Amherst Road, a major collector with a 20-ft pavement width inside a 60-ft right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land (single family houses have been demolished)  
**Surrounding Land Use:**  
**Proposed Use:** Three two-family dwellings                      **Density:**  
**Sector Plan:** Northwest County                      **Sector Plan Designation:** LDR (Low Density Residential)  
**Growth Policy Plan:** N/A (within City limits)  
**Neighborhood Context:** This part of Amherst Road is a mix of single family detached houses and office-warehouse uses. Amherst Road is developed with more large-lot residential uses to the west of Francis Road, and with more concentrated industrial uses to the east until Middlebrook Pike.

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

**Street:** 1820 Amherst Rd.  
**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:** This property was rezoned from RN-1 to RN-2 in July 2021 (Case 5-J-21-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:

Michelle Portier

Staff Recomm. (Abbr.):

Approve the request for three 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.
2. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
3. Meeting all applicable requirements of the Knoxville-Knox County Subdivision Regulations.
4. 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.

Comments:

This request is for three two-family dwellings to replace the existing single-family dwelling on the property. The plat shows the property divided into three lots and would be submitted formally should this request be approved.

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 One Year Plan and North City Sector Plan both have this property designated as LDR (Low Density Residential) which allows consideration of up to 5 du/ac.

B. The proposed density of 1.53 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 does not allow more than one primary structure on a lot, and it requires a minimum lot size of 10,000 sq ft for two-family dwellings.

1. The plans show the property is to be subdivided. The subdivision plat would need to be recorded before

permits for building construction could be approved.

2. Each proposed lot meets the minimum square footage requirement.

C. Two-family dwellings that are new construction are subject to the principal use standards in Article 9.3.J. There is an access easement straddling lots 1 and 2 that provides access to all three duplex units. The access easement is not considered a street for design purposes, so references to street-facing facades would apply to those facades facing Amherst Road. The proposal meets all of the standards, which are as follows:

1. On lots less than one acre in lot area, a dwelling must have a primary entrance from a façade facing the

street. The front entry must be a dominant feature on the front elevation of a home and an integral part of

the structure, using features such as porches, raised steps and stoops, and/or roof overhangs.

2. Windows, entrances, porches, or other architectural features are required on all street-facing facades to

avoid the appearance of blank walls.

3. A 15% minimum transparency requirement applies to all street-facing façades and is calculated on the

basis of the entire area of the façade.

4. Front-loaded attached garages are limited to 60% of the width of the front building façade line or 24 feet, whichever is greater. Garage width is measured as the width of a garage door; in the case of garages designed with multiple garage doors, the distance is measured between the edge of the outmost doors.
5. Front-loaded attached garages must be set back a minimum of five feet from the front building façade line. This building façade line does not include architectural features, such as bay windows or porches.

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. This property is near the office, warehouse, and commercial uses on Amherst that are typical from its intersection with Middlebrook Pike to just east of this property. Duplexes would be a transition between these more intense uses and the adjacent single family uses to the west.
- B. These structures would be larger than the surrounding single family houses, but the size of the structures are not of a scale as to cause adverse impacts for the surrounding area.
- C. The parking will be on parking pads located behind each duplex. The parking pads are not readily visible from the street in this location, which will help to assimilate this development in with surrounding residential development and maintain the character of the area.
- D. If the parcel is subdivide as proposed the resulting lot widths will be generally compatible with existing residential development. Since the setbacks are the same for duplexes and single family houses, the distance from one structure to the next is similar to what could be found elsewhere in the residential development along Amherst Road. Two of the duplexes will be located side by side along Amherst Road; the third duplex will be behind the other two and will not be readily visible from the street.
- E. The lots will share one driveway via an access easement. It is proposed in the same location as the existing driveway.

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. Amherst Road is a major collector street that consists primarily of single-family residential uses to the west, and office, warehouse, and commercial uses to the east.
- C. I-G (General Industrial) zoning is predominant from this area to Middlebrook Pike. I-G zoning exists on the south side of Amherst Road across from this property, and starts approximately 300 feet to the east of the subject lot on the north side of Amherst Road.

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 Amherst Road is a major collector street. The addition of three duplex units will not result in a significant increase in traffic in this area.
- B. Seaver Drive is a minor collector that intersects with Amherst Road approximately 350 feet from the proposed access easement.

**Action:** Approved **Meeting Date:** 10/14/2021

**Details of Action:**

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

**Date of Approval:** 10/14/2021 **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:**

**Date of Legislative Appeal:**

**Amendments:**

**Effective Date of Ordinance:**