

# CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



**File Number:** 11-A-21-SU                      **Related File Number:**  
**Application Filed:** 9/15/2021              **Date of Revision:**  
**Applicant:** GARY L. MILLER JR.

## PROPERTY INFORMATION

**General Location:** South side of Obarr Drive, east side of LeConte Road  
**Other Parcel Info.:**  
**Tax ID Number:** 71 A A 011                      **Jurisdiction:** City  
**Size of Tract:** 15460 square feet  
**Accessibility:** This property has access via Obarr Dr, a local road with 20-ft of pavement width within a 40-ft right-of-way, and Leconte Rd, a local road with 20-ft of pavement width within a 40-ft right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Multifamily Residential  
**Surrounding Land Use:**  
**Proposed Use:** Two-family dwelling                      **Density:**  
**Sector Plan:** East City                      **Sector Plan Designation:** LDR (Low Density Residential)  
**Growth Policy Plan:**  
**Neighborhood Context:** This property is located in a residential area of the City with a mix of multi-family and single-family dwellings on medium sized lots.

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

**Street:** 5000 Obarr 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:**  
**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:** Levan King Cranston

**Staff Recomm. (Abbr.):** Approve the request for a two-family dwelling in the RN-1 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 number of permissible driveways and number of minimum required parking spaces.
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.
4. That the existing accessory dwelling located on the south side of the property be removed and converted into an allowable accessory use.

With the conditions noted, this plan meets requirements for approval in the RN-1 District and the criteria for approval of a special use.

**Comments:** This request is to bring an existing two-family dwelling into conformance with the City of Knoxville Zoning Ordinance. There is also a non-conforming accessory dwelling unit within a detached structure that will be removed.

### 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 East City Sector Plan both have this property designated as LDR (Low Density Residential) which allows consideration of up to 6 du/ac.

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

A. The RN-1 Single-Family Residential Neighborhood Zoning District is intended to accommodate traditional low density residential neighborhoods in the City of Knoxville, exhibiting a predominant development pattern of single-family homes on relatively large lots and with generous setbacks. Two-family dwellings may also be allowed by special use approval. Limited nonresidential uses that are compatible with the character of the district may also be permitted.

B. The RN-1 zone does not allow more than one primary structure on a lot, and it requires a minimum lot size of 15,000 sq ft 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. This property is near other multi-family dwellings located to the east.

B. The existing dwelling is similar in character to the surrounding development of the neighborhood.

C. The driveway for the two-family dwelling is proposed in the same location as the existing paved driveway located at the rear with access off of Leconte Rd.

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-1 zone as a Special Use.

B. This neighborhood is predominately residential in character with a mix of RN-1 and RN-2 zoning.

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

A. It is anticipated that the conversion of the single-family dwelling into a two-family dwelling will not substantially increase traffic volumes in this neighborhood.

**Action:** Approved

**Meeting Date:** 11/10/2021

**Details of Action:**

**Summary of Action:** Approve the request for a two-family dwelling in the RN-1 zone subject to 4 conditions.

**Date of Approval:** 11/10/2021

**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:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**