

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 12-A-22-SU **Related File Number:**
Application Filed: 10/20/2022 **Date of Revision:**
Applicant: MARK FARLEY

PROPERTY INFORMATION

General Location: Southeast corner of Amherst Rd & Seaver Dr, northwest of Middlebrook Pk
Other Parcel Info.:
Tax ID Number: 106 C C 01301 **Jurisdiction:** City
Size of Tract: 15244 square feet
Accessibility: Access is via Seaver Drive, a minor collector street with a 20-ft pavement width within a 60-ft right-of-way. Access is also via Amherst Road, a major collector street with a 22-ft pavement width within a 40-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: duplex in RN-1 zoning district **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: This is a low density residential area near commercial, office and wholesale establishments to the east.

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

Street: 6900 SEAVER 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 for a duplex in the RN-1 zoning district, subject to 2 conditions.

Staff Recomm. (Full): 1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of Knoxville Department of Engineering.

With the conditions noted, this plan meets the requirements for approval in the RN-1 zoning district and the special use criteria for a two-family dwelling.

Comments: STANDARDS FOR EVALUATING A SPECIAL USE (ARTICLE 16.2.F.2.)

1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICES, INCLUDING THE GENERAL PLAN AND THE ONE-YEAR PLAN.

A. The proposed duplex is consistent with the General Plan's development policy to encourage growth in existing urban areas through infill housing on vacant lots (policy 8.1).

B. The subject property complies with the One Year Plan's location criteria for the specific use of a duplex by being located on a collector street.

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

A. The site plan and architectural elevations for the proposed duplex demonstrate conformity with the dimensional standards for a two-family dwelling in the RN-1 (Single-Family Residential Neighborhood) zoning district, as well as the principal use standards for a two-family dwelling (Article 9.3.J).

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 duplex is one story with a 1,802 square-foot building envelope. This is comparable in size and scale to surrounding dwellings.

B. The subject property is located near office, warehouse and commercial uses on Amherst Rd. A duplex would be a transition between these more intense uses and the single family uses to the west. It is also noteworthy that in 2021 three duplexes were approved for development in this transitional area approximately 150 feet east of the subject property.

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 duplex is a low-density residential use. Considering that I-G (General Industrial) zoning is predominant from this area to Middlebrook Pike, a duplex is a relatively mild land use that is not anticipated to negatively impact the surrounding properties.

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

A. The subject property is located at the intersection of a major and a minor collector street. The addition of a duplex will not result in a significant increase in traffic to this area.

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. The immediately surrounding properties are residential. There are no known developmental or environmental factors that would negatively impact the proposed use.

Action: Approved

Meeting Date: 12/8/2022

Details of Action:

Summary of Action: Approve the request for a duplex in the RN-1 zoning district, subject to 2 conditions.

Date of Approval: 12/8/2022

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: