

# CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



**File Number:** 12-A-23-SU                      **Related File Number:**  
**Application Filed:** 10/30/2023              **Date of Revision:** 11/9/2023  
**Applicant:** NELSON TALLENT

## PROPERTY INFORMATION

**General Location:** South side of Kim Watt Dr, west of Frank Watts Rd  
**Other Parcel Info.:**  
**Tax ID Number:** 107 C B 026 02                      **Jurisdiction:** City  
**Size of Tract:** 0.74 acres  
**Accessibility:** The property is a flag lot off Kim Watt Dr, a local street with a 20-ft pavement width within a 45-ft right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/forestry/vacant Land  
**Surrounding Land Use:**  
**Proposed Use:** Duplex                      **Density:** 2.7 du/ac  
**Sector Plan:** Northwest City              **Sector Plan Designation:** LDR (Low Density Residential)  
**Growth Policy Plan:** N/A (Within City Limits)  
**Neighborhood Context:** The subject property is located within the Lonas Drive Community Association, which is primarily consisted of single-family residences with a few multifamily developments mixed in. A commercial node is approximately 1/4 mile to the south along Papermill Drive that contains a mix of office and commercial uses.

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

**Street:** 1825 KIM WATT 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: Samiul Haque

Staff Recomm. (Abbr.): Approve the request for a two-family dwelling development in the RN-1 zoning district, subject to 3 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 Engineering Department.  
3) Meeting all applicable requirements of the City of Knoxville Department of Plans Review and Inspections Department.

Comments: This special use request is for a two-family dwelling on a 0.74-acre (approximately 32,234 sf) vacant parcel in the RN-1 district. Each unit of the proposed one-storied structure includes two bedrooms and an attached garage.

#### 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 two-family dwelling is consistent with the General Plan's development policy 8.1 that encourages growth in the existing urban area through infill housing opportunities.
- B. The proposed use is consistent with the Northwest City Sector Plan's LDR (Low Density Residential) land use classification.
- C. Lonas Drive Community has a moderately high density with several multifamily developments mixed in, and the property is within approximately 0.4 miles from Lonas Drive, a major collector street. In these ways, the proposed use complies with the One Year Plan's location criteria for duplexes, and it is not anticipated to significantly affect the service demands or aesthetics of the area.

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

- A. The RN-1 zone 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.
- B. The RN-1 district requires a minimum lot size of 15,000 sq. ft. for two-family dwellings and the subject property is larger than that. The site plan and elevations as provided conform to the dimensional standards for a two-family dwelling in the RN-2 zoning district. The submitted drawings also conform to 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. There are several multifamily developments located within 1/4 mile of the subject property. There is also a nearby higher-density apartment complex along Lonas Drive on a property zoned RN-6.
- B. The surrounding area is characterized by one- and two-story houses. The proposed single-story structure will be compatible in size and scale with the surrounding single-family houses.

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. 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 known uses immediately surrounding the subject property that would pose a potential hazard or undesirable environment for the proposed use.

**Action:** Approved with Conditions **Meeting Date:** 12/14/2023

**Details of Action:**

**Summary of Action:** Approve the request for a two-family dwelling development in the RN-1 zoning district, subject to 3 conditions.

**Date of Approval:** 12/14/2023 **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:**