

# CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 12-B-22-SU                      Related File Number:  
Application Filed: 10/21/2022              Date of Revision:  
Applicant: DAYDRED VASQUEZ

## PROPERTY INFORMATION

General Location: NW of Henrietta Dr, west of Inskip Rd  
Other Parcel Info.:  
Tax ID Number: 69 A E 022                      Jurisdiction: City  
Size of Tract: 20194 square feet  
Accessibility: Access is via Henrietta Dr, a local street with a pavement width of 20-ft within a right-of-way width of 51-ft.

## 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: N/A (Within City Limits)  
Neighborhood Context: This area is primarily a mix of single family residential and two-family (duplex) residential structures.

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

Street: 1115 Henrietta 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: 8-C-13-RZ: R-2 to R-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:

Liz Albertson

Staff Recomm. (Abbr.):

Approve the request for a duplex, 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 POLICIES, 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 is a conversion of a detached house into a duplex and meets location criteria of the One Year Plan for duplexes because this area has a gross density exceeding 5 dwelling units per acre with average lot sizes in the range of 7,500 sq. ft. within the RN-1 and RN-2 zone districts.

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

A. The existing residential structure demonstrates 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. This is an existing single family residential house of approximately 2,240 sq. ft. that has been converted into duplex. This duplex is compatible with the mix of existing single family houses and duplexes within the neighborhood.

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 is not of an intensity of residential use greater than the existing single family houses and duplexes in the neighborhood, thus it is not expected to injure the value of adjacent properties.

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

A. This area is a mix of single family and two-family residential structures on an interconnected street network and this duplex is not expected to generate substantial additional traffic.

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 of a duplex.

Action:

Approved

Meeting Date: 12/8/2022

Details of Action:

Summary of Action:

Approve the request for a duplex, 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: