

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 2-A-24-SU **Related File Number:**
Application Filed: 12/8/2023 **Date of Revision:**
Applicant: JOSH BRADEN

PROPERTY INFORMATION

General Location: Northwest side of Lay Ave, southwest of S Andes St
Other Parcel Info.:
Tax ID Number: 82 E K 015 **Jurisdiction:** City
Size of Tract: 11830 square feet
Accessibility: Access is via Lay Avenue, a local road with an approximate pavement width of 20 ft within a right-of-way that varies from 41 ft to 52 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Two-family dwelling **Density:**
Sector Plan: East City **Sector Plan Designation:** TDR (Traditional Neighborhood Residential)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: This neighborhood is primarily composed of single family residences with lot sizes ranging from 7000 sf to 17500 sf.

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

Street: 3351 LAY AVE
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: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: TDR (Traditional Neighborhood 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 in the RN-2 (Single-Family Residential Neighborhood) district, subject to 3 conditions.

Staff Recomm. (Full):

- 1) Meeting all applicable requirements of the City of Knoxville Zoning Ordinance, including but not limited to Article 9.3.J.3 which mandates at least 15% transparency on all street-facing façades.
- 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 request is for a two-family dwelling on an 11,832-sf lot in the RN-2 district. Each unit of the proposed two-storied structure includes three bedrooms and an open family room/dining room.

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 TDR (Traditional Neighborhood Residential) land use classification.

C. The One Year Plan states that duplexes may be permitted in low density areas where their development will not significantly affect service demands or aesthetics of the area. The proposed duplex is required to meet the principal use standards of the zoning ordinance (Article 9.3.J), which protects neighborhood aesthetics by stipulating design elements for duplexes.

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. The proposed two-family dwellings are considered low-density residential uses, and it is consistent with the RN-2 district's intent.

B. The property meets the 10,000-sf minimum lot size requirement for a two-family dwelling in the RN-2 district. The site plan conforms to the dimensional standards for a two-family dwelling in the RN-2 zoning district.

C. The submitted elevations do not indicate any plinth height. The applicant also did not provide any transparency calculation per Article 9.3.J.3. However, meeting all applicable requirements of the zoning ordinance is a condition of this special use approval and this can be handled during the permitting phase.

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 a few duplexes within 0.25 miles of the property, on properties zoned RN-2. The surrounding area is characterized by one- and two-story houses. The proposed two-story structure will be compatible in size and scale with the surrounding single family dwellings.

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 residential uses in the vicinity.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL

TRAFFIC THROUGH RESIDENTIAL STREETS.

A. A duplex is not expected to 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:** 2/8/2024

Details of Action:

Summary of Action: Approve the request for a two-family dwelling in the RN-2 (Single-Family Residential Neighborhood) district, subject to 3 conditions.

Date of Approval: 2/8/2024 **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:**