

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 2-B-23-SU Related File Number:
Application Filed: 12/2/2022 Date of Revision:
Applicant: BYRON GILMORE

PROPERTY INFORMATION

General Location: South side of Skyline Dr, east of Verbena Street
Other Parcel Info.:
Tax ID Number: 83 A F 024 Jurisdiction: City
Size of Tract: 14479 square feet
Accessibility: Access is via Skyline Drive, a minor collector, with a pavement width of 22-ft within a right-of-way width of 50-ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Request to build a duplex. Density:
Sector Plan: East City Sector Plan Designation: LDR (Low Density Residential), HP (Hillside Protec
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: This is primarily a single family residential area with some two-family dwellings near a neighborhood park.

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

Street: 3840 SKYLINE DR
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)
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), HP (Hillside Protection)
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 two-family dwelling in RN-2 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay) zoning subject to 3 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
2. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance, including but not limited to Section 9.3.J.3 related to minimum transparency standards of street-facing facades for two-family dwellings and the applicable off-street parking space and access and driveway design standards in Article 11 and zoning interpretations by the City's Plans Review and Inspections Department.
3. The structures Finished Floor Elevation (FFE) should be specified on the site plan during the permitting phase and should be adequately elevated to avoid possible stormwater flow into structure.

With the conditions noted, this plan meets the requirements for approval of a two-family dwelling in the RN-2 zoning district and HP overlay zoning district, and the criteria for approval of a special use.

Comments: The applicant is requesting to construct a two-family dwelling on an RN-2 zoned parcel that has an area of 14,472 sq.ft. and is located adjacent to Skyline Drive, a minor collector.

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 One Year Plan and Central City Sector Plan designation for this site is LDR (Low Density Residential) and HP (Hillside Protection). The proposed duplex is consistent with the LDR land use classification, which allows two-family dwellings. Skyline Drive is a collector street, which meets the location criteria for the One Year Plan.

B. The subject property is within the HP area of the sector plan and one year plan and has been previously disturbed when a now-demolished house was on the site.

C. RN-2 zoning that the applicant is requesting to develop under is consistent with the plans.

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

A. Any proposed new uses will be required to be consistent the general purpose and intent of the zoning code.

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 permitted uses in the RN-2 zone are compatible with the character of 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 permitted uses in the RN-2 zone should not injure the value of adjacent property.

B. Other attached dwellings, including duplexes, are located along Skyline Drive.

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

A. The site is located along Skyline Drive, a collector street, and is a minor increase in residential density, so it will not draw substantial additional traffic through residential 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 in the area that could be a potential hazard or create an undesirable environment for future uses on this site.

Action: Approved with Conditions

Meeting Date: 2/9/2023

Details of Action:

Summary of Action: Approve the request for a two-family dwelling in RN-2 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay) zoning subject to 3 conditions.

Date of Approval: 2/9/2023

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: