

# CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



**File Number:** 2-E-24-SU                      **Related File Number:**  
**Application Filed:** 12/18/2023                      **Date of Revision:**  
**Applicant:** DEBORAH W. ROSSI

## PROPERTY INFORMATION

**General Location:** West side of E Moody Ave, north side of Davenport Rd  
**Other Parcel Info.:**  
**Tax ID Number:** 109 B F 026                      **Jurisdiction:** City  
**Size of Tract:** 16287 square feet  
**Accessibility:** Access is provided off of E Moody Avenue, a major collector with a 26-ft pavement width within a right-of-way that is shared with Baker Creek and Wynn Avenue.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Single Family Residential  
**Surrounding Land Use:**  
**Proposed Use:** Two-family dwelling                      **Density:**  
**Sector Plan:** South City                      **Sector Plan Designation:** LDR (Low Density Residential)  
**Growth Policy Plan:** N/A (Within City Limits)  
**Neighborhood Context:** This area has a mix of single family residential houses, duplexes, and multifamily structures with a large commercial greenhouse/garden center nearby. Dogwood Elementary School is located within a quarter mile southwest of the property. The property is served by transit and has sidewalk connections to the school.

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

**Street:** 1201 E MOODY 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:** The subject property was part of a government rezoning for a larger area from R-2 (General Residential) to R-1 (Low Density Residential) in 2009 [2-E-09-RZ].

## 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 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.  
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 16,287-sf corner lot in the RN-2 district. The existing single family house on the property will be demolished and the basement may be reconfigured to be used for the proposed duplex. Each unit of the proposed one-storied structure includes three 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 South City Sector Plan's LDR (Low Density Residential) land use classification.

C. The proposed use complies with the One Year Plan's location criteria for a duplex in low density areas as the property is adjacent to two collector streets (E Moody Avenue and Davenport Road).

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.

B. The RN-2 district requires a minimum lot size of 10,000 sq. ft. for two-family dwellings and the subject property is larger than that. The site plan and elevations 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).

C. The proposed driveway does not meet the 100-ft minimum corner clearance requirement. However, the City of Knoxville Engineering Department has approved the driveway layout according to Article 11.7 - Section B.2 of the zoning ordinance, considering the driveway is located as far as possible from the intersecting street.

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. Both abutting parcels of this property have duplex developments. There are several other duplex and multifamily developments located within 0.15 miles of the subject property, on properties zoned RN-2 and RN-5.

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 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 residential uses in the area.

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:** 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:**