

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 2-G-24-SU **Related File Number:**
Application Filed: 12/27/2023 **Date of Revision:**
Applicant: MAPLE LANE HOMES LLC

PROPERTY INFORMATION

General Location: North side of Westridge Dr, west of Gregg Ruth Way
Other Parcel Info.:
Tax ID Number: 106 N K 017 01 **Jurisdiction:** City
Size of Tract: 19345 square feet
Accessibility: Access is via Westridge Drive, a local road with a pavement width of 22 ft within a 48-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Two-family dwelling **Density:**
Sector Plan: Northwest City **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: This property is located within the West Hills Community Association. The area contains a church, West Hills Elementary School, and single family residential homes with lots ranging from 8,500 sf to 2 acres.

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

Street: 0 WESTRIDGE 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: Rezoned from R-1A (Single Family Exclusive Residential) to R-1 (Single Family Residential) in 1999 (7-T-99-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-1 (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 request is for a two-family dwelling on a L-shaped vacant lot of 19,345 sf in the RN-1 district. The Planning Commission recently approved Sector Plan and One Year Plan amendments for this property, from the CI (Civic and Institutional) to the LDR (Low Density Residential) land use classification [case file 10-E-23-SP, 10-E-23-PA]. Each unit of the proposed two-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 Northwest City Sector Plan's LDR (Low Density 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 meets 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-1 zoning district 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 property meets the 15,000-sf minimum lot size requirement for a two-family dwelling in the RN-1 district. 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, as mentioned above.

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 duplex developments in the West Hills neighborhood. Although there are no duplexes in close proximity to the subject property, the proposed use is compatible with the nearby single family dwellings.
- B. The proposed two-story structure will be compatible in size and scale with the surrounding area, which is characterized by one- and two-story houses. The two 'skillion' roofs of the proposed structure have similarities to the 'skillion and lean-to' style roof of an existing house approximately 400 ft west of the subject parcel.

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.

B. Proximity to the West Hills Elementary School, West Hills and Bynon Park, Jean Teague Greenway, and several churches makes this property desirable 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-1 (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?:** 2/23/2024

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 4/30/2024

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: