

# CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 3-A-22-SU  
Application Filed: 1/24/2022  
Applicant: T. DEAN LARUE

Related File Number:  
Date of Revision:

## PROPERTY INFORMATION

General Location: South side of Robinson Road, south of Tori Road  
Other Parcel Info.:  
Tax ID Number: 106 A A 00304 Jurisdiction: City  
Size of Tract: 0.39 acres  
Accessibility: Access is via Robinson Road, a minor collector street with a pavement width of 20-ft within a right-of-way of 60-ft.

## GENERAL LAND USE INFORMATION

Existing Land Use: SFR (Single Family Residential)  
Surrounding Land Use:  
Proposed Use: Two-family dwelling Density:  
Sector Plan: Northwest County Sector Plan Designation: LDR (Low Density Residential)  
Growth Policy Plan:  
Neighborhood Context: This property is located in a residential area developed with single-family, two-family and multi-family residential uses in the RN-1, RN-2, RN-3, and RN-5 zones.

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

Street: 2332 Robinson Rd.  
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: 11-F-19-RZ: A-1 and RP-1 and R-1 to RP-1

## PLAN INFORMATION (where applicable)

Current Plan Category:  
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 the RN-2 zone, subject to 6 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 and zoning interpretations by the City's Plans Review and Inspections Department.
3. Site distance would need to be evaluated by a design professional to ensure safety for traffic traveling from the East to West for all driveways.
4. Robinson Rd is a collector so backing of vehicles would not be allowed in ROW. Turnaround space for all required vehicle parking is required to be shown.
5. All existing conditions (driveways, sheds, etc.) should be shown and be indicated to remain or be removed.
6. Proximity of driveways to Tori Rd are not shown. The driveway placement should be moved to the far east portion of the lot to minimize traffic and safety conflicts. Alternatively, a design professional could be consulted to evaluate the safety of the placement of the driveways as currently proposed. (Site distance evaluation should be for final proposal of driveway locations).

With the conditions noted, this plan meets the requirements for approval in the RN-2 District and the criteria for approval of a special use.

Comments:

STANDARDS FOR EVALUATING A DUPLEX AS 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 Northwest County Sector Plan designation for this parcel is LDR (Low Density Residential). The proposed duplex is consistent with the LDR land use classification, which allows attached housing.
- 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 zone requires a minimum lot size of 10,000 sq ft for two-family dwellings. The subject lot is approximately 16,976 sq ft.
  - C. Two-family dwellings that are new construction are subject to the principal use standards in 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. Duplexes are located in the surrounding area, as well as single family residential homes. The applicant is also requesting a second duplex on a nearby parcel within 40-ft of this parcel as part of case (3-B-22-SU).
- 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 dwelling is considered a low-density residential use and is permitted in the RN-2 zone as a Special Use.
  - B. As stated previously, there are existing duplexes in this part of the neighborhood. An additional duplex is not expected to generate any of the aforementioned adverse impacts.
  - C. All properties are required to comply with the Article 10 of the City of Knoxville Zoning Ordinance, which regulates the aforementioned impacts. Section 10.2 regulates lighting, while noise, dust and

pollution, odors, fire hazards, and other similar concerns are regulated in Section 10.5.

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

A. Duplex uses are only anticipated to add 28 daily trips to the existing traffic pattern.

B. Robinson Road is a minor collector and an additional duplex is not expected to draw substantial additional traffic through the area.

**Action:** Approved with Conditions

**Meeting Date:** 4/14/2022

**Details of Action:**

**Summary of Action:** Approve the request for a two-family dwelling in the RN-2 zone, subject to 6 conditions.

**Date of Approval:** 4/14/2022

**Date of Denial:**

**Postponements:** 3/10/2022

**Date of Withdrawal:**

**Withdrawn prior to publication?:** ☐ **Action Appealed?:**

## ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:** Knoxville City Council

**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:**