

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 3-B-24-SU **Related File Number:**
Application Filed: 1/22/2024 **Date of Revision:**
Applicant: JAMES FOX / FOX PROPERTIES

PROPERTY INFORMATION

General Location: Northwest side of Delapp Dr, southwest of Willoway Dr
Other Parcel Info.:
Tax ID Number: 69 A A 011 01 **Jurisdiction:** City
Size of Tract: 12273 square feet
Accessibility: Access is via Delapp Drive, a local street with a 20-ft pavement width within a 40-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: North City **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: This neighborhood is comprised of a wide range of housing forms, from single family detached houses to townhomes and multifamily communities.

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

Street: 707 DELAPP DR
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: In 2023, the property was rezoned from RN-1 (Single-Family Residential Neighborhood) to RN-2 (Single-Family Residential Neighborhood) [10-M-23-RZ]. In 2013, this property was included in a governmental rezoning of the neighborhood from R-2 (General Residential) to R-1 (Low Density Residential) and R-1A (Low Density Residential) [8-C-13-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 request is for a two-family dwelling on a 12,273-sf vacant lot in the RN-2 district. The Planning Commission approved a rezoning request for this property from RN-1 to the RN-2 district (10-M-23-RZ). Each unit of the proposed one-story structure includes two bedrooms and an open dining/living space, and both units share a front porch.

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 North 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.
- D. Two additional units are not expected to significantly affect the service demand of this urbanized area. The principal use standards of the zoning ordinance (Article 9.3.J) intend to protect neighborhood aesthetics by stipulating design elements for duplexes, and the proposed duplex meets those standards.
- E. The Inskip Small Area Plan (2011) states that duplexes and apartment buildings make up 56 percent of the housing units in this area (p. 9). The neighborhood conservation concept of the small area plan indicates that a duplex is appropriate for this property if it meets the dimensional standards (p. 22 - 24).

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 property meets the 10,000-sf minimum lot size requirement for a two-family dwelling in the RN-2 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 numerous duplex developments in Inskip neighborhood, including a number of duplex subdivisions within 2000 ft of the subject lot on properties zoned RN-3. Additionally, there are several nearby multifamily structures on properties zoned RN3 through RN-5, including an apartment complex on the adjacent property to the northwest.
- B. The proposed one-story structure will be compatible in size and scale with the surrounding area, which is characterized by a wide range of housing forms. The duplex will be consistent with nearby

single family houses in terms of height, footprint, and frontage.

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.

B. The duplex will provide a desirable buffer between the single-family houses and the higher density multifamily development on the northwest.

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: 3/7/2024

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: 3/7/2024

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: