

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 3-C-23-SU **Related File Number:**
Application Filed: 1/24/2023 **Date of Revision:**
Applicant: VICTOR JERNIGAN

PROPERTY INFORMATION

General Location: Southwest side of Haywood Ave, west side of Eakers St
Other Parcel Info.:
Tax ID Number: 109 G E 024,025,026,027 **Jurisdiction:** City
Size of Tract: 1.22 acres
Accessibility: Access is via Haywood Ave, a local street with an 18-ft pavement width within a 30-45-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land, Single Family Residential
Surrounding Land Use:
Proposed Use: 4 duplexes on individual lots **Density:**
Sector Plan: South City **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: The area is comprised of low-density residential development with multi-family residential development to the east and large rights-of-way and public parks to the south and west.

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

Street: 0 HAYWOOD 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: Prior to December 2019, this site was zoned 1-4 (Heavy Industrial) and R-1A (Single-Family Residential Neighborhood).

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:

Lindsay Crockett

Staff Recomm. (Abbr.):

Approve the request for four duplexes on individual lots in the RN-2 zoning district, subject to 2 conditions.

Staff Recomm. (Full):

- 1) Meeting all applicable requirements of the City of Knoxville Engineering Department.
- 2) Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.

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

Comments:

The applicant is requesting approval for four new two-family dwellings on four individual lots in the RN-2 zone. Moving north to south, the lots measure 13,962 sq. ft., 15,216 sq. ft., 13,770 sq. ft., and 10,179 sq. ft. One duplex will incorporate an existing house with a new addition to the rear. A subdivision plat is currently in the process to address conflicts with the City Ward Map and the tax assessor's parcels.

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 use of a two-family dwelling in an existing primary structure is consistent with the LDR (Low Density Residential) land use designation in the South City Sector Plan and the One Year Plan (allows up to 6 du/acre). This proposal has a density of 5.73 du/acre. The property will provide a buffer between residential development to the north and east and the non-residential areas to the west.
- B. The proposed duplexes are consistent with the General Plan's development policy to encourage growth in existing urban areas through infill housing on vacant lots (policy 8.1).

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 properties are 13,962 sq. ft., 15,216 sq. ft., 13,770 sq. ft., and 10,179 sq. ft. The site plan and architectural elevations conform to the dimensional standards for two-family dwellings in the RN-2 (Single-Family Residential Neighborhood) zoning, as well as the principal use standards for two-family dwellings.

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 few other two-family dwellings in the immediate vicinity; however, the broader neighborhood features a large multi-family residential development located two blocks to the east, along with Sevierville Pike immediately south, and the Urban Wilderness Gateway Park to the west. The subject properties are located on the western edge of the neighborhood.
- B. The proposed one-story duplexes will be compatible in size, scale, and placement on the lots with the surrounding single-family 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 low-density residential uses.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL

TRAFFIC THROUGH RESIDENTIAL STREETS.

A. The proposed four duplexes on four individual lots 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 site that would pose a potential hazard or undesirable environment for the proposed use.

Action: Approved with Conditions **Meeting Date:** 3/9/2023

Details of Action:

Summary of Action: Approve the request for four duplexes on individual lots in the RN-2 zoning district, subject to 2 conditions.

Date of Approval: 3/9/2023 **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:**