

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 3-D-23-SU **Related File Number:**
Application Filed: 1/23/2023 **Date of Revision:**
Applicant: DARIN AND HEATHER MARONI

PROPERTY INFORMATION

General Location: south of Haywood Ave, east of Arnold Street
Other Parcel Info.:
Tax ID Number: 109 F N 005 **Jurisdiction:** City
Size of Tract: 12268 square feet
Accessibility: Access is via Haywood Ave, a local street with an 18-ft pavement width within a 40-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential
Surrounding Land Use:
Proposed Use: Duplex **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 higher-density, multi-family development to the east and south, and small-scale commercial development further to the southeast.

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

Street: 132 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: None noted

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 a duplex 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, including the principal use standards for a two-family dwelling (Article 9.3.J), specifically the 15% minimum transparency requirement for all street-facing elevations.

Comments:

This request is to convert an existing house into a two-family dwelling via an addition to the rear. The applicant will remove an existing carport and garage structure, and construct a two-story addition on the rear elevation. The addition will incorporate a garage and bedrooms on the lower level, with additional habitable space on the upper level.

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. Per the One-Year Plan, the site is in an area having a gross density exceeding 5 dwelling units per acre, with multi-family dwellings to the east and southeast.

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 property is 12,554 sq. ft. The site plan and elevations as provided conform with the dimensional standards for a two-family dwelling in the RN-2 zoning district. Final elevation drawings will need to conform to the principal use standards for a two-family dwelling (Article 9.3.J); the applicant has noted the second story of the west elevation is not final as depicted, and this street-facing elevation will need to maintain a minimum 15% transparency.

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. The block contains multi-family dwellings to the east and south on property zoned RN-4. Four other new two-family dwellings are also presently proposed on Haywood Avenue, approximately 0.15 miles southwest (3-C-23-SU). The subject property is located on a corner lot.

B. The existing house will not be modified and present as a 1.5-story Craftsman bungalow from the façade, with a two-story addition to the rear. Both the existing house and addition will be compatible in size and scale with the surrounding single-family houses. The second dwelling will be similar in scale to an accessory dwelling unit, as a second story above a garage.

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 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. 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 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 a duplex 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:**