

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 3-D-26-SU **Related File Number:**
Application Filed: 1/16/2026 **Date of Revision:**
Applicant: KELSEY CHAMBERS

PROPERTY INFORMATION

General Location: West side of Johnston St, east of Minnesota Ave
Other Parcel Info.:
Tax ID Number: 81 H C 043 **Jurisdiction:** City
Size of Tract: 11150 square feet
Accessibility: Access is via Johnston Street, an unstriped local street with 16-17 ft of pavement width within a 42-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Duplex **Density:**
Planning Sector: Central City **Plan Designation:** LDR (Low Density Residential), HP (Hillside Ridgetop Prote
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: The subject property is near the northern edge of the Lonsdale neighborhood, which primarily features single family houses and duplexes interspersed with vacant land. The I-275 and Heiskell Avenue interchange lies 0.2 miles to the southeast, and there are commercial uses near this intersection and along Rudy Street to the east.

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

Street: 3317 JOHNSTON ST
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay), IH (Infill Housing Overlay)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: In 1983 the property was part of a larger rezoning from R-2 (General Residential) to R-1A (Low Density Residential). In 2006 the property was part of a larger rezoning to add the IH (Infill Housing Overlay) (11-O-06-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), HP (Hillside Ridgetop Protection)

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: Malynda Wollert

Staff Recomm. (Abbr.): Approve the request for a two-family dwelling in the RN-2 (Single-Family Residential Neighborhood) district, subject to 4 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 Plans Review and Inspections Department.
4) Planting 6-8 trees throughout the rear of the property, in coordination with the Landscape Reviewer and Inspector.

Comments:
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 subject property has the LDR (Low Density Residential) land use classification in the One Year Plan and the Central City Sector Plan. This designation is intended for residential development that includes single-family and duplex dwellings.
B. The lot has remained vacant while the rest of the blockface has been developed, creating a gap in the streetscape. The location for a duplex is consistent with the General Plan's Development Policy 8.1, to encourage growth in the existing urban area through infill housing on vacant lots and redevelopment parcels.
2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ZONING CODE.
A. The subject property is an 11,150 square foot lot, which meets the minimum lot size for a duplex in the RN-2 (Single-Family Residential Neighborhood) district. The site plan and building elevations conform to the other dimensional standards (Article 4.3) and the Principal Use Standards (Article 9.3.J) for duplexes in the RN-2 district.
B. The subject property is entirely within the HP (Hillside Protection Overlay) district, and permitted disturbance according to the slope analysis is 3,614 square feet. The property was cleared and graded without permits in 2023-2024 by a previous owner who exceeded the permitted disturbance. The site plan indicates that the impervious surface coverage is within the permitted disturbance, and it establishes the disturbance boundary. Six to eight trees should be planted throughout the rear of the property outside of the disturbance area to stabilize the hillside from the additional grading.
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 exclusively features one-story single family houses with very tall foundations on the steep west side of Johnston Street where the subject property is located. Although the duplex is taller and wider than the adjacent houses, it is similar in scale to other single-family houses and duplexes in the neighborhood, and it utilizes a shorter foundation and design elements that reduce visual scale.
B. The property is within the IH (Infill Housing Overlay) district, which requires the design to be approved by the Design Review Board for compliance with the Heart of Knoxville Infill Housing Design Guidelines, which are intended to ensure new construction is compatible with neighborhood character. Significant changes are not anticipated during the Design Review Board process because the plans generally align with the guidelines.
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. 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. The addition of two residential units should not cause a substantial increase in traffic on this local residential street. Traffic will be routed to Heiskell Avenue, a major collector with a nearby interchange with I-275.

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. Proximity to Lonsdale Elementary School, Emerald Youth complex, commercial amenities, and sidewalks support the proposed duplex at this location.

Action: Approved with Conditions **Meeting Date:** 3/5/2026

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 4 conditions:

Date of Approval: 3/5/2026 **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: