

# CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



**File Number:** 4-B-22-SU **Related File Number:**  
**Application Filed:** 2/25/2022 **Date of Revision:**  
**Applicant:** URBAN ENGINEERING, INC.

## PROPERTY INFORMATION

**General Location:** South side of Deane Hill Drive, west of Stone Pony Lane, southwest of Cheshire Drive intersection  
**Other Parcel Info.:**  
**Tax ID Number:** 120 E D 003 **Jurisdiction:** City  
**Size of Tract:** 0.83 acres  
**Accessibility:** Access is via Deane Hill Dr a major collector road with a 20 ft pavement width within a right-of-way of 55 ft.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Single Family Residential  
**Surrounding Land Use:**  
**Proposed Use:** Townhouse Development **Density:**  
**Sector Plan:** West City **Sector Plan Designation:** LDR (Low Density Residential) (C)  
**Growth Policy Plan:** N/A  
**Neighborhood Context:** This site is approximately 1/4 mile west of Morrell Road on Deane Hill Drive. This section of Deane Hill Drive is a mix of small-lot single family residences and multifamily dwellings in the form of duplex units and townhouses.

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

**Street:** 7128 Deane Hill Dr.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RN-3 (General Residential Neighborhood)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:**

## 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:** Levan King Cranston

**Staff Recomm. (Abbr.):** Approve the development plan for up to three townhouse units subject to 5 conditions.

**Staff Recomm. (Full):**

1. Meeting the principal use standards for townhouse dwellings (Article 9.3.1) of the City of Knoxville Zoning Ordinance.
2. Certifying that the required sight distance is available at the Deane Hill Dr access with documentation provided to the City of Knoxville Department of Engineering for review and approval during permitting.
3. Installation of landscaping per the requirements of Article 12 (Landscaping) of the City of Knoxville Zoning Ordinance.
4. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
5. Meeting all other applicable requirements of the City of Knoxville Zoning Ordinance.

With conditions noted above, this request meets the requirements of the RN-3 zone, the special use standards for townhouse dwellings, and the other criteria for approval of a special use.

**Comments:** This proposal is for the construction of 3 new townhouse units on the 0.83 acre lot. The lot already has one dwelling that will be removed as a result of this development. The new townhouse structures will each have frontage along Deane Hill Road but access to each townhouse unit will be from a single shared driveway.

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 One Year Plan and West City Sector Plan designations for this site are LDR (Low Density Residential), which recommends residential uses up to 6 du/ac.
  - B. The overall density for this lot, is 3.6 du/ac which is consistent with the LDR plan designation.
- 2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ZONING CODE.
  - A. Townhouse dwellings may be allowed by special use approval in the RN-3-zoning district.
  - B. The proposed development meets the principal use standards for townhouse dwellings (Article 9.3.1).
- 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 is a mix of single-family and duplexes in this area. The proposed 3 townhouses are compatible with the neighborhood character and the size and location of buildings in the vicinity.
- 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 townhouse dwellings will not significantly injure the value of adjacent property or deteriorate the immediate environment.
- 5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.
  - A. The proposal will not draw additional traffic through residential streets since it accesses a major collector road.

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 pose as a potential hazard or undesirable environment for the proposed use.

**Action:** Approved with Conditions **Meeting Date:** 4/14/2022

**Details of Action:**

**Summary of Action:** Approve the development plan for up to three townhouse units subject to 5 conditions.

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