

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 4-B-24-SU **Related File Number:**
Application Filed: 2/27/2024 **Date of Revision:**
Applicant: BENJAMIN C. MULLINS

PROPERTY INFORMATION

General Location: North side of Oak Grove Ln, west of Lyons View Pk,
Other Parcel Info.:
Tax ID Number: 121 G G 019 01 **Jurisdiction:** City
Size of Tract: 17260 square feet
Accessibility: Access is via Oak Grove lane, a local road with a pavement width of 15 ft within an approximate 30-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: West City **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: The Lyons View neighborhood comprises a mix of single-family and multifamily developments, offices, and a church. The East Tennessee State Veterans Cemetery is located south of the property and the Lakeshore Park is located southeast across Lyons View Pike.

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

Street: 914 OAK GROVE LN
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-1 (Single-Family Residential Neighborhood)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: In 2020, a rezoning request from RN-1 to RN-2 was denied by City Council [3-E-20-RZ]. In 1996, this parcel was part of a larger area rezoning from R-2 (General Residential) to R-1 (Low Density Residential) [3-P-96-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-1 (Single-Family Residential Neighborhood) district, subject to 4 conditions.

Staff Recomm. (Full):

- 1) Providing a landscape buffer along the western boundary, as shown on the site plan.
- 2) Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
- 3) Meeting all applicable requirements of the City of Knoxville Engineering Department.
- 4) Meeting all applicable requirements of the City of Knoxville Plans Review and Inspections Department.

Comments: This request is for a two-family dwelling on a 17,260-sq ft flag lot in the RN-1 district. The Planning Commission approved a similar request for this property in 2020 (Case # 6-A-20-SU). However, the previous application is past the 3-year vesting period and is not valid anymore. This application includes detailed drawings. Each unit of the proposed one-story structure includes three bedrooms, a great room, and an attached garage. The house primarily faces the western boundary, but there is a street-facing entrance with covered porch area.

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 West City Sector Plan's LDR (Low Density Residential) land use classification since a duplex is considered a low density residential dwelling.
- 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.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ZONING CODE.

- A. The RN-1 zone is intended to accommodate traditional low density residential neighborhoods in the City of Knoxville, exhibiting a predominant development pattern of single-family homes on relatively large lots and with generous setbacks. Two-family dwellings may also be allowed by special use approval.
- B. The property meets the minimum lot size requirement of 15,000 sq ft for a two-family dwelling in the RN-1 district. The site plan and elevations conform to the dimensional standards for a two-family dwelling in the RN-1 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 several multifamily developments in and nearby Lyons View neighborhood as well as a duplex within 300-ft north of the subject property. Additionally, there is an office use (nursing/rehabilitation center) to the east, on a property zoned RN-6.
- B. The proposed one-story structure will be compatible in size and scale with other houses in the surrounding area.

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 landscape buffer along the western boundary should mitigate any vehicle headlights from the proposed garages directed towards the abutting property.

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. Traffic will be directed to Lyons View Pike, a minor arterial street.

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.

B. Proximity to Lakeshore Park makes this property a desirable location for a duplex development.

Action: Approved with Conditions **Meeting Date:** 4/11/2024

Details of Action:

Summary of Action: Approve the request for a two-family dwelling in the RN-1 (Single-Family Residential Neighborhood) district, subject to 4 conditions.

Date of Approval: 4/11/2024 **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:**