

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 4-E-22-SU Related File Number:
Application Filed: 2/28/2022 Date of Revision:
Applicant: JOSHUA HENSON

PROPERTY INFORMATION

General Location: South side of Island Home Avenue, east of Fisher Place
Other Parcel Info.:
Tax ID Number: 109 D A 009 Jurisdiction: City
Size of Tract: 18720 square feet
Accessibility: Access is via Island Home Avenue, a minor collector with a pavement width of 23-ft within a right-of-way width of 60-ft

GENERAL LAND USE INFORMATION

Existing Land Use: AgForVac (Agriculture/Forestry/Vacant Land)
Surrounding Land Use:
Proposed Use: New construction duplex Density:
Sector Plan: South City Sector Plan Designation: LDR (Low Density Residential) & HP (Hillside Prote
Growth Policy Plan:
Neighborhood Context: This area is a mix of single family residential homes with some two-family dwellings interspersed.

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

Street: 2314 Island Home Ave.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-1 (Single-Family Residential Neighborhood) // HP (Hillside Protection)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: None noted.

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:

Liz Albertson

Staff Recomm. (Abbr.):

Approve the request for a two-family dwelling in the RN-1 zone, subject to 8 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
2. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance and zoning interpretations by the City's Plans Review and Inspections Department.
3. Plat will be required before permit can be issued. Additional items may be covered under plat review.
4. Possible existing driveway on lot / encroachment of neighboring driveway. Show that driveway is to be removed.
5. Show material of driveway / sidewalks, etc.
6. Access is off of Island Home Ave, a 'Collector' street. Adequate on site turnaround space is required for all parking areas. Show all dimensions of parking area and ensure turnaround area is provided with dimensions.
7. Show finished floor elevation (FFE) on site plan.
8. Show utility poles parallel to roadway on site plans. Ensure that driveway placement is not interfering with poles.

With the conditions noted, this plan meets the requirements for approval in the RN-1 District and the criteria for approval of a special use.

Comments:

STANDARDS FOR EVALUATING A DUPLEX AS A SPECIAL USE (ARTICLE 16.2.F.2.)

- 1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICES, INCLUDING THE GENERAL PLAN AND THE ONE-YEAR PLAN.
 - A. The One Year Plan and South City Sector Plan designation for this parcel is LDR (Low Density Residential). The proposed duplex is consistent with the LDR land use classification, which allows attached housing.
- 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.
 - B. The RN-1 zone requires a minimum lot size of 15,000 sq ft for two-family dwellings. The subject lot is approximately 17,784 sq ft.
 - C. Two-family dwellings that are new construction are subject to the principal use standards in Article 9.3.J.
- 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. Single-family homes and duplexes exist in this area of the neighborhood.
- 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 permitted in the RN-1 zone as a Special Use.
 - B. An additional duplex is not expected to generate any of the aforementioned adverse impacts.
 - C. All properties are required to comply with the Article 10 of the City of Knoxville Zoning Ordinance, which regulates the aforementioned impacts. Section 10.2 regulates lighting, while noise, dust and pollution, odors, fire hazards, and other similar concerns are regulated in Section 10.5.
- 5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

A. Duplex uses are only anticipated to add 28 daily trips to the existing traffic pattern.
B. Island Home Avenue is a minor collector and an additional duplex is not expected to draw substantial additional traffic through the area.

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

Details of Action:

Summary of Action: Approve the request for a two-family dwelling in the RN-1 zone, subject to 8 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: