

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 5-A-20-SU **Related File Number:**
Application Filed: 3/30/2020 **Date of Revision:**
Applicant: CHRISTOPHER BUSH

PROPERTY INFORMATION

General Location: South side of E. Glenwood Ave., east of Boruff St., west of N. Bertrand St.
Other Parcel Info.:
Tax ID Number: 82 | L 015 & 016 **Jurisdiction:** City
Size of Tract: 10466 square feet
Accessibility: Access is via E. Glenwood Ave, a local street with 30' of pavement within 54' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residential
Surrounding Land Use:
Proposed Use: Construction of two-family structure **Density:** 8.3 du/ac
Sector Plan: Central City **Sector Plan Designation:** TDR (Traditional Neighborhood Residential)
Growth Policy Plan: N/A
Neighborhood Context: The property is located within the Parkridge neighborhood and is bordered by the is surrounded by single family dwellings. It is located within the boundaries of the Edgewood-Park City Historic District to the south. This area predominantly consists of single-family dwellings in the RN-2 zoned areas and two-family / multi-family in the RN-4 zoning.

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

Street: 1814 & 1816 East Glenwood 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:

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:

Mike Reynolds

Staff Recomm. (Abbr.):

APPROVE the request for a two-family dwelling, 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 Department of Engineering.
3. Platting the property to combine the two lots.
4. Meeting the Principal Use Standards for two-family dwellings (Article 9.3.J.) of the City of Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the RN-2 District, and the other criteria for approval of a special use.

Comments:

The applicant proposes a two-family (duplex) dwelling on vacant lots in the Parkridge neighborhood. There are currently two lots that the applicant must combine into one before permits can be issued. The structure will be one-story with two street-facing entrances and a covered front porch. The front of the structure is approximately the same as the houses on the adjacent properties. The vehicle parking will be provided from the alley. The minimum transparency for street-facing facades is 15% and the applicant calculates the proposed transparency as 15.23%. The transparency will need to be verified during permitting.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposal will have little impact on schools.
2. All utilities are in place to serve this site.
3. Two-family dwellings are common in the Parkridge neighborhood though there are no others on this block of Glenwood Avenue. On the opposite side of the alley, on Washington Avenue, four structures are either two-family or multi-family dwellings. The scale and location of the proposed structure are compatible with the other structures on its block.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE CITY OF KNOXVILLE ZONING ORDINANCE

1. The proposed two-family dwelling is consistent with the general standards for special uses: The proposed development is consistent with the adopted plans and policies of the General Plan and One Year Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.
2. The proposal meets all relevant requirements of the RN-2 zoning district, as well as other criteria for approval of a special use.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The use conforms with the One Year Plan and the Central City Sector Plan, which propose TDR (Traditional Neighborhood Residential) uses for the site. Two-family structures are a special use in the RN-2 zone.

Action:

Approved

Meeting Date: 5/14/2020

Details of Action:

Summary of Action: APPROVE the request for a two-family dwelling, subject to 4 conditions.
Date of Approval: 5/14/2020 **Date of Denial:** **Postponements:**
Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council
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:**