

# CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



**File Number:** 5-B-24-SU                      **Related File Number:**  
**Application Filed:** 3/25/2024              **Date of Revision:**  
**Applicant:** PETR FESYUK

## PROPERTY INFORMATION

**General Location:** Northeast side of Beaman Lake Rd, northwest of McDonald Dr  
**Other Parcel Info.:**  
**Tax ID Number:** 83 H B 011 01                      **Jurisdiction:** City  
**Size of Tract:** 13730 square feet  
**Accessibility:** Access is via Beaman Lake Road, a minor collector street with an 18-ft pavement width within a 50-ft right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Single Family Residential  
**Surrounding Land Use:**  
**Proposed Use:** Duplex                      **Density:**  
**Planning Sector:** East City                      **Plan Designation:** LDR (Low Density Residential)  
**Growth Policy Plan:** N/A (Within City Limits)  
**Neighborhood Context:** This hilly neighborhood of East Knoxville is primarily comprised of single-family residential lots. There is a senior living center nearby to the northwest with a KAT bus stop. A local public park called Skyline Park is in close proximity to the northwest as well.

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

**Street:** 0 BEAMAN LAKE RD  
**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:** 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:                      Jessie Hillman

Staff Recomm. (Abbr.):                      Approve the request for a two-family dwelling in the RN-2 (Single-Family Residential Neighborhood) district, subject to 2 conditions.

Staff Recomm. (Full):                      1) Meeting all applicable requirements of the City of Knoxville Zoning Ordinance, and providing consistent and adequate plan measurements to verify compliance.  
2) Meeting all applicable requirements of the City of Knoxville Engineering Department, including a sight distance analysis from a Professional Engineer in accordance with AASHTO standards.

Comments:                                      This request is to develop a duplex dwelling on a 13,730 sq ft lot in the RN-2 (Single-Family Residential Neighborhood) zoning district. Each unit of the proposed duplex includes three bedrooms and an attached garage.

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 duplex location is consistent with the General Plan's development policy 8.1 to develop infill housing on vacant lots that is compatible with neighboring residences in scale, design and site layout. This recently-subdivided vacant lot is comparable in width to lots directly across the street, and there are other duplexes in the vicinity.

B. The subject property meets the location criteria in the One Year Plan that a duplex be located on a collector street. Beaman Lake Road is a minor collector street with a KAT bus route and a bus stop within walking distance.

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

A. The property's zoning is RN-2 (Single-Family Residential Neighborhood), which permits consideration of two-dwelling developments through Special Use Review.

B. The subject property meets the minimum lot requirements for the use of a two-family dwelling. Although there are some minor gaps and inconsistencies between the site plan and the architectural elevations, building permits will not be issued until dimensions provided are sufficient and verified to be in compliance with the RN-2 dimensional standards.

C. The proposed duplex appears to meet all of the Principal Use Standards for a two-family dwelling described in Article 9.3.J, including requirements related to front-loaded attached garages and front façade architectural features. This compliance will be verified during the building permit stage.

D. With an attached garage for each unit and a wide shared driveway providing ample turnaround space, this parking layout meets the minimum off-street parking requirements in Article 11. Typically 2 spaces are required per dwelling unit, and this minimum is being met. However, since this property is within 1/4 mile of a bus route, that minimum parking standard can be reduced by 30%, meaning only 3 spaces are required.

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 two-story duplex does differ from the one-story single-family houses that are typical of Beaman Lake Road. However, this street also serves a large senior living center, which the owners plan to expand upon. It's also noteworthy that a two-story single-family home would be permitted by right. There are several duplexes in the immediate vicinity, including one on Beaman Lake Road. A duplex dwelling is compatible with surrounding residential development.

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. There are no adverse impacts anticipated to occur from a modest increase in residential intensity on this lot.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

A. A two-family dwelling should not cause a significant traffic increase in this neighborhood. Although this street primarily serves residences, it is also classified street intended for through-traffic with a bus route.

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. The property is located south of a significant curve on Beaman Lake Road, and a sight distance analysis from a Professional Engineer will be required at permitting to determine if the driveway will have adequate stopping sight distance according to AASHTO. If there is inadequate sight distance, a driveway relocation or other mitigation may be required.

**Action:** Approved

**Meeting Date:** 5/9/2024

**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 2 conditions.

**Date of Approval:** 5/9/2024

**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:**