CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 5-E-23-SU Related File Number:

Application Filed: 3/27/2023 Date of Revision:

Applicant: TYLER STINNETT

PROPERTY INFORMATION

General Location: North side of St. James Ave, west of Peachtree St, south of Island Home Ave

Other Parcel Info.:

Tax ID Number: 109 D B 024 Jurisdiction: City

Size of Tract: 12346 square feet

Access is via Saint James Avenue, a local street with a 21-ft pavement width within a 40-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use: Duplex Density:

Sector Plan: South City Sector Plan Designation: LDR (Low Density Residential)

Growth Policy Plan: N/A (Within City Limits)

Neighborhood Context: The area is comprised of single-family residential houses with medium to large lot sizes.

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

Street: 0 SAINT JAMES 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: LDR (Low Density Residential)

Requested Plan Category:

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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: Lindsay

Lindsay Crockett

Staff Recomm. (Abbr.):

Approve the request for a two-family dwelling in the RN-2 zoning district, subject to 2 conditions.

Staff Recomm. (Full):

- 1) Meeting all applicable requirements of the City of Knoxville Engineering Department.
- 2) Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the RN-2 zoning district.

Comments:

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 use of a two-family dwelling is consistent with the LDR (Low Density Residential) land use designation in the South City Sector Plan.
- B. The subject property complies with the One Year Plan's criteria for a duplex as it will not significantly affect the service demands or aesthetics of the area, and the area has a gross density above five dwelling units an acre. The RN-2 zone allows single-family dwellings with lots at a minimum of 5,000 sq. ft, which equals approximately eight dwelling units an acre.
- 2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ZONING CODE.
- A. The RN-2 zone is intended to accommodate low-density single-family residential development on relatively small lots with smaller setbacks within the City of Knoxville. Two-family dwellings may also be allowed by special use approval.
- B. The RN-2 zone requires a minimum lot size of 10,000 sq. ft. for two-family dwellings. The subject property is 12,567 sq. ft. The site plan and elevations as provided conform with the dimensional standards for a two-family dwelling in the RN-2 zoning district. The elevations, as provided, conform to the principal use standards for a two-family dwelling (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. There are no other two-family dwellings in the immediate vicinity, however, the number of dwellings per acre is similar to the two abutting residential lots on the same block.
- B. The surrounding area is characterized by one-story Minimal Traditional houses, with wider facades fronting the street. The proposed one-story duplex is comparable to a Minimal Traditional or Transitional Ranch house, and will be compatible in size and scale with the surrounding single-family houses.
- 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 compatible with other low-density residential uses.
- 5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.
- A. The proposed development has a similar density to abutting detached residential lots on this street.
- B. The proposal will generate similar traffic to the existing residential uses on the 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 ENVIORNMENT FOR THE PROPOSED USE.
- A. There are no known uses immediately surrounding the subject site that would pose a potential hazard or undesirable environment for the proposed use.

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Action: Approved with Conditions Meeting Date: 5/11/2023

Details of Action:

Summary of Action: Approve the request for a two-family dwelling in the RN-2 zoning district, subject to 2 conditions.

Date of Approval: 5/11/2023 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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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