

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 6-A-20-SU **Related File Number:**
Application Filed: 4/27/2020 **Date of Revision:**
Applicant: VICTOR JERNIGAN

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 **Jurisdiction:** City
Size of Tract: 0.99 acres
Accessibility: Access is via Oak Gove Lane, a local street with a pavement width of 15 feet within a right-of-way width of 31.3 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: House
Surrounding Land Use:
Proposed Use: Two-family dwelling (duplex) **Density:** 5 du/ac
Sector Plan: West City **Sector Plan Designation:** LDR (Low Densiy Residential)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This parcel is adjacent to an assisted living facility along Lyons View Pike and adjacent to the East Tennessee State Veterans Cemetery and Lakeshore Park. The parcel is also adjacent to single family residential homes.

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

Street: 920 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: A recent request to rezone the property to RN-2 was denied by City Council (3-E-20-RZ).

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 on the proposed lot, subject to 5 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. Verifying the sight distance at the driveway along Oak Grove Lane.
4. Submitting the two-family (duplex) house plan to Planning staff for review and approval prior to being permitted for construction to verify compliance with the Principal Use Standards for two-family dwellings (Article 9.3.J.) of the City of Knoxville Zoning Ordinance.
5. Recording a plat to subdivide the property and obtaining a minimum lot size of 15,000 square feet for Lot 2 as shown in the attached plan.

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

Comments:

The applicant proposes to subdivide a .99 acre lot with an existing house (to remain) in the RN-1 zone into two lots for single-family houses (Lots 1 & 3) and one lot for a two-family (duplex) dwelling (Lot 2). The surrounding uses include a nursing/rehabilitation center to the east zone RN-6, single-family houses and vacant lots to west and north in the RN-1 zone, and the East Tennessee State Veterans Cemetery to the south in the OS zone. The duplex lot is on the west side of the property, adjacent to an existing single-family house instead of on the east side next to the nursing facility, because the topography adjacent to the nursing facility would make it challenging to construct a duplex.

The applicant did not provide a house plan for the duplex structure, however, the City's new zoning ordinance does have Principal Use Standards for two-family dwellings that will apply to this lot because it is less than one acre in size. These standards are as follows:

1. On lots less than one acre in lot area, a dwelling must have a primary entrance from a façade facing the street. The front entry must be a dominant feature on the front elevation of a home and an integral part of the structure, using features such as porches, raised steps and stoops, and/or roof overhangs.
2. Windows, entrances, porches, or other architectural features are required on all street-facing facades to avoid the appearance of blank walls.
3. A 15% minimum transparency requirement applies to all street-facing façades and is calculated on the basis of the entire area of the façade.
4. Front-loaded attached garages are limited to 60% of the width of the front building line or 24 feet, whichever is greater. Garage width is measured as the width of a garage door; in the case of garages designed with multiple garage doors, the distance is measured between the edge of the outmost doors.
5. Front-loaded attached garages must be set back a minimum of five feet from the front building façade line. This façade building line does not include architectural features, such as bay windows or porches.

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 a Special Use within the RN-1 zone and the property is adjacent to a nursing facility and the veterans cemetery. The duplex use is a transitional use to the existing single-family houses to the west and north.

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. With the recommended conditions, the proposal meets all relevant requirements of the RN-1 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 West City Sector Plan, which propose LDR (Low Density Residential) uses for the site. Two-family structures are a special use in the RN-1 zone.

Action: Approved **Meeting Date:** 6/11/2020

Details of Action:

Summary of Action: APPROVE the request for a two-family dwelling on the proposed lot, subject to 5 conditions.

Date of Approval: 6/11/2020 **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:**