

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 6-A-25-SU

Related File Number:

Application Filed: 4/11/2025

Date of Revision:

Applicant: CONGLOMCO

PROPERTY INFORMATION

General Location: North side of Dutch Valley Dr, west of Plummer Rd

Other Parcel Info.:

Tax ID Number: 69 J B 043,04301

Jurisdiction: City

Size of Tract: 0.77 acres

Accessibility: Access would be via Dutch Valley Drive, a minor arterial with a pavement width of 20 ft within a right-of-way which varies between 53 ft and 62 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use: Two-family dwelling on each lot

Density:

Planning Sector: North City Plan Designation: MU-SD / NC-4 (Mixed Use-Special District, North side of Dut

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

Neighborhood Context: This area is characterized by the convergence of residential and industrial uses. Residential uses are single family dwellings on small suburban style lots with some multifamily dwellings along Dutch Valley Dr. Industrial uses are outdoor storage of heavy machinery and commercial operations buildings.

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

Street: 0 DUTCH VALLEY DR

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: This property was rezoned from R-1 (Low Density Residential) to O-3 (Office Park) (3-A-09-RZ). It was rezoned in 2013 from O-3 to R-1A (Low Density Residential) (3-A-13-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: MU-SD / NC-4 (Mixed Use-Special District, North side of Dutch Valley Road (one lot deep), west of

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: Samiul Haque

Staff Recomm. (Abbr.): Approve the request for two two-family dwellings in the RN-2 (Single-Family Residential Neighborhood) district, 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 Engineering Department.
- 3) Meeting all applicable requirements of the City of Knoxville Plans Review and Inspections Department.
- 4) Prior to obtaining building permit, replatting the properties to ensure that lot 1 has an access easement over the flag stem of lot 2 meeting all applicable requirements of the standard platting process and the Subdivision Regulations.

Comments: In 2013, a Use on Review request for an 8-unit attached dwelling development was approved for this property (6-C-13-UR). However, the property has remained vacant and been subdivided into two lots since then. The applicant proposes two identical duplexes, on each lot, that will share a common driveway. Each unit of the two-story structures has three bedrooms and no attached garages.

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 is consistent with the General Plan's development policy 8.1 that encourages growth in the existing urban area through infill housing opportunities.

B. The two-family dwellings are consistent with the North City Sector Plan's MU-SD NC-4 (Mixed Use Special Use, North City - 4) land use classification that intends to provide a transition between the single-family dwellings to the north and the nonresidential uses to the south of Dutch Valley Road. The proposal is consistent with the recommended design and site layout standards of this classification, which includes a pitched roof, street facing front doors, and parking areas located in side or rear yards. The sector plan also encourages a landscape buffer for parking areas; however, this is not required by the zoning ordinance.

C. The proposed use is consistent with the One Year Plan's location criteria for a duplex as the property is located along a minor arterial street.

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

A. The RN-2 district is intended to accommodate low density single-family residential development on relatively small lots with smaller setbacks. Two-family dwellings may be allowed by special use approval.

B. The lots meet the minimum lot size requirements of 10,000-sq ft in the RN-2 district. The site plan and building elevations conform to the other dimensional standards (Article 4.3) and the Principal Use Standards (Article 9.3.J) for duplexes in the RN-2 district.

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 use will be compatible with the character of this area that includes a mix of houses, duplexes, small-scale multifamily developments on the north side of Dutch Valley Road and office, commercial, and light commercial uses on the south side of the streets.

B. The proposed two-story structures will be consistent in size and scale with the wide range of housing forms in the surrounding area.

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. Two-family dwellings are considered low-density residential uses and are compatible with other residential uses in the vicinity.

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

A. The proposed use is not expected to significantly impact traffic on surrounding residential streets. As mentioned before, Dutch Valley Road is a minor arterial 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 ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses immediately surrounding the subject property that would pose a potential hazard or undesirable environment for the proposed use.

Action: Approved with Conditions

Meeting Date: 6/12/2025

Details of Action:

Summary of Action: Approve the request for two two-family dwellings in the RN-2 (Single-Family Residential Neighborhood) district, subject to 4 conditions.

Date of Approval: 6/12/2025

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: