

# CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



**File Number:** 6-C-22-SU                      **Related File Number:**  
**Application Filed:** 4/25/2022              **Date of Revision:**  
**Applicant:** ASANTE WILSON

## PROPERTY INFORMATION

**General Location:** South of Lansing Ave., between Beaman St. to the east & south Castle St. to the west  
**Other Parcel Info.:**  
**Tax ID Number:** 82 E P 037                      **Jurisdiction:** City  
**Size of Tract:** 1.4 acres  
**Accessibility:** Access is via Lansing Ave, a local road with approximately 20-ft of pavement width within 50-ft of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Single Family Residential  
**Surrounding Land Use:**  
**Proposed Use:** Duplex                      **Density:**  
**Sector Plan:** East City                      **Sector Plan Designation:** TDR  
**Growth Policy Plan:** N/A  
**Neighborhood Context:** The subject property is located in an area consisting of single-family dwellings with some multi-family dwellings nearby. This property is located within the Parental Responsibility Zone, Austin-east High School is approximately 1200 ft to the west.

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

**Street:** 3100 Lansing 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:** Levan King Cranston

**Staff Recomm. (Abbr.):** Approve the request to convert the existing single-family dwelling into a two-family dwelling, subject to 3 conditions.

**Staff Recomm. (Full):**

- 1) Meeting all other applicable requirements of the City of Knoxville Engineering Department.
- 2) Meeting all other applicable requirements of the City of Knoxville Zoning Ordinance.
- 3) Constructing a driveway and four parking spaces as seen in the submitted site plan or as otherwise approved by City of Knoxville Engineering, which may include platting the property to combine lots in the front yard.

**Comments:** The applicant is requesting approval to convert an existing single-family dwelling into a two-family dwelling by adding a basement apartment. There will be no external additions or improvements to the dwelling.

The applicant has submitted a site plan identifying that access will be provided from Lansing Avenue with four parking spaces located on the west side of the dwelling. However, the front portion of the subject property is split into 3 lots and therefore will need to be consolidated into one lot to construct the driveway and four parking spaces.

With the conditions noted, this plan meets the requirements for approval in the RN-2 (Single-Family Residential Neighborhood) zone and the criteria for approval of a special use.

**STANDARDS FOR EVALUATING A DUPLEX AS A SPECIAL USE (ARTICLE 16.2.F.2.)**

- 1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICES, INCLUDING THE GENERAL PLAN AND THE ONE-YEAR PLAN.  
A. The One Year Plan and Sector Plan designation for this parcel is LDR (Low Density Residential). Conversion of the existing single-family dwelling into a duplex is consistent with the LDR land use classification, which allows two-family housing.
- 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 approximately 60,984 sq-ft.
- 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 some two-family dwellings located in this neighborhood. However, this area is predominately comprised of single-family dwellings.
- 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 permitted in the RN-2 zone as a Special Use.  
B. As stated previously, there are existing two-family dwellings in this neighborhood. An additional duplex is not anticipated to cause any adverse impacts.  
C. The subject property is required to comply with Article 10 of the City of Knoxville Zoning Ordinance, which regulates impacts. Section 10.2 regulates lighting, while noise, dust and pollution, odors, fire

hazards, and other similar concerns are regulated in Section 10.5.

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

A. This property is located approximately 240 ft east of S. Castle Street, a minor collector that connects to Wilson Avenue, also a minor collector, located one block to the south. Its close proximity to these collector streets minimize the need for traffic to pass through residential neighborhoods. Additionally, the low traffic count added by the duplex is not anticipated to substantially increase traffic through this neighborhood.

**Action:** Approved

**Meeting Date:** 6/9/2022

**Details of Action:**

**Summary of Action:** Approve the request to convert the existing single-family dwelling into a two-family dwelling, subject to 3 conditions.

**Date of Approval:** 6/9/2022

**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:**