

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 6-C-25-SU Related File Number:
Application Filed: 4/28/2025 Date of Revision:
Applicant: TIGER VENTURES LLC

PROPERTY INFORMATION

General Location: Northwest side of Avenue C, east of Julian St
Other Parcel Info.:
Tax ID Number: 123 H N 003 Jurisdiction: City
Size of Tract: 11430 square feet
Accessibility: Access would be via Avenue C, a local road with a pavement width which varies from 12 ft to 15 ft within a 45-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land, Single Family Residential
Surrounding Land Use:
Proposed Use: Two-family dwelling Density:
Planning Sector: South City Plan Designation: LDR (Low Density Residential)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: This property is in an established neighborhood comprised mostly of single family dwellings on small suburban lots.

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

Street: 0 Avenue C
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: Part of a group rezoning from R-2 (General Residential) to R-1 (Single Family Residential) in 1999 (7-Y-99-RZ).

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: Samiul Haque

Staff Recomm. (Abbr.): Approve the request for a two-family dwelling in the RN-2 (Single-Family Residential Neighborhood) district, subject to 4 conditions.

Staff Recomm. (Full):
1) No building permits or site work will commence until ordinance O-31-2025 goes into effect.
2) Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
3) Meeting all applicable requirements of the City of Knoxville Engineering Department.
4) Meeting all applicable requirements of the City of Knoxville Plans Review and Inspections Department.

Comments: This request is for a two-story two-family dwelling on a 0.26-acre lot in the Vestal neighborhood. Each unit contains 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 dwelling is consistent with the South City Sector Plan and the One Year Plan's LDR (Low Density Residential) land use classification.

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. For example, the entrances for both units are dominant features on the front elevation using porches with a gable roof, and the street-facing elevation meets the 15% transparency requirement.

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 is compatible with the character of the Vestal neighborhood that includes several duplexes and multi-family developments mixed in with single family houses. There is a duplex and an apartment building to the north and a duplex to the west within a radius of 750 ft from the subject property.

B. The proposed two-story structure is consistent in size and scale with other houses 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. Therefore, no adverse impacts are anticipated.

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

A. Two dwelling units are not expected to significantly impact traffic on surrounding residential streets.

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: 8/14/2025

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 4 conditions.

Date of Approval: 7/10/2025

Date of Denial:

Postponements: 6/12/2025

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: