

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 7-A-22-SU
Application Filed: 5/23/2022
Applicant: DAVID CHEBAN

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Northwest side of Cain Rd, northwest of intersection of Everhart Ln., west of intersection with Cecil Johnson Rd.

Other Parcel Info.:

Tax ID Number: 92 K A 00601 **Jurisdiction:** City

Size of Tract: 0.5 acres

Accessibility: Access is via Cain Rd, a local road with 17 ft of pavement width within 45 ft of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family residential

Surrounding Land Use:

Proposed Use: Two-family dwelling **Density:** 4 du/ac

Sector Plan: Northwest County **Sector Plan Designation:** LDR

Growth Policy Plan: N/A

Neighborhood Context: This area has a mix of residential and rural residential uses on small and large sized lots.

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

Street: 0 Cain Rd.

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: The property was rezoned from AG (General Agricultural) to RN-2 (Single-Family Residential Neighborhood) in November 2021 (10-B-21-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 in the RN-2 zone, subject to 2 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, including but not limited to the principal use standards for two-family dwellings (Article 9.3.J), the off-street parking standards (Article 11), and the maximum impervious surface standard (Article 4.3, Table 4-1).

With the conditions noted, this plan meets the requirements for approval in the RN-2 District and the criteria for approval of a special use.

Comments: The applicant is requesting approval for new two-family dwelling on a 22,279 sqft lot in the RN-2 zone. The proposal appears to be close to 40% maximum impervious coverage allowed in the RN-2 zone. This needs to be verified during permitting.

STANDARDS FOR EVALUATING 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), which allows up to 6 du/ac. This proposal is 4 du/ac.
- 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 22,279 sqft.
- 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 this area, however, the number of dwellings per acre is similar to other developments.
 - B. The proposed structure is two-stories tall with parking to the rear. The houses along Cain Road are predominantly one-story and the houses in the adjacent subdivision to the rear have a mix of one- and two-story houses. Because the new structure will not be located adjacent to other houses along Cain Road and is partially obscured because of its location behind another house, the proposed two-story structure will not be alter to the character of the street. The subject lot was recently subdivided from the house lot in front of it.
- 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 residential use will draw similar traffic as any other residential use in the area. The lot is large enough for two or more single family lots, which would draw the same amount or more traffic than the proposed use.

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 site that poses a potential hazard or undesirable environment for the proposed use.

Action: Approved

Meeting Date: 7/14/2022

Details of Action:

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

Date of Approval: 7/14/2022

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: