

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 7-B-22-SU Related File Number:
Application Filed: 5/31/2022 Date of Revision:
Applicant: TODD RICHARDS

PROPERTY INFORMATION

General Location: South side of Watauga Ave., west of Grove St., east of McMurray St.
Other Parcel Info.:
Tax ID Number: 81 B B 024 Jurisdiction: City
Size of Tract: 21500 square feet
Accessibility: Access is via Watauga Ave, a local road with 18 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: 4 du/ac
Sector Plan: Central City Sector Plan Designation: TDR
Growth Policy Plan: N/A
Neighborhood Context: This property is in the Oakwood-Lincoln Park neighborhood, near the base of Sharp's Ridge. The immediate surrounding area are single family houses but there are two-family and multi-family uses within close proximity to subject site.

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

Street: 432 Watauga Ave.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-2 (Single-Family Residential Neighborhood) & HP (Hillside Protection Overlay)
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:

Mike Reynolds

Staff Recomm. (Abbr.):

Approve the request for a two-family dwelling in the RN-2 zone, subject to 3 conditions.

Staff Recomm. (Full):

- 1) Meeting all applicable requirements of the City of Knoxville Engineering Department.
- 2) Meeting all applicable requirements of the City of Knoxville Zoning Ordinance, including but not limited to the off-street parking standards (Article 11).
- 3) Meeting all the application requirements of the City of Knoxville Plans Review and Inspections Department.

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:

This request is to convert an existing house into a two-family dwelling. The house will be not be significantly modified from the exterior. The property is within the IH (Infill Housing) Overlay District, so any additions or modifications to the parking may require approval of a Certificate of Appropriateness from the Design Review Board. The property currently consists of three lots. The property may need to be platted into a single lot during the permitting process.

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 TDR (Traditional Residential Neighborhood), which is characterized by neighborhoods with a mix of detached and attached houses, sidewalks, small lots and alleys, with a typical density in the range of 4 to 8 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 21,500 sqft.
C. The lot is in the HP (Hillside Protection Overlay) District, however, it is exempt from those standards because it was previously legally disturbed.
- 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 immediate vicinity but the neighborhood does have two-family and multi-family uses in the general area.
B. The structure will still appear to be a single-family house from the exterior because the look of the house will not be modified. There will be one unit on the main level and one unit in the basement.
- 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.

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 3 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: