

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 7-B-23-SU **Related File Number:**
Application Filed: 5/31/2023 **Date of Revision:**
Applicant: THOMAS SCOTT BURDETTE

PROPERTY INFORMATION

General Location: Northwest side of Francis Rd, northeast of Helmbolt Rd
Other Parcel Info.:
Tax ID Number: 106 C A 013.01,013 **Jurisdiction:** City
Size of Tract: 0.85 acres
Accessibility: Access is via Francis Road, a local street with a 20-ft pavement width within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential
Surrounding Land Use:
Proposed Use: Two-family dwellings on individual lots **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: The area is comprised of single-family residential houses with large lot sizes, with a townhouse development to the northeast.

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

Street: 1619 FRANCIS 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 (Agricultural) to RN-2 (Single-Family Residential Neighborhood) in May 2022.

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: Lindsay Crockett

Staff Recomm. (Abbr.): Approve the request for two two-family dwellings in the RN-2 zoning district, subject to 2 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.

With the conditions noted, this plan meets the requirements for approval in the RN-2 zoning district and the special use criteria for a two-family dwelling.

Comments: The applicant is requesting approval for one new two-family dwelling on a 13,530 sq. ft. lot and one new two-family dwelling on a 23,520 sq. ft. lot in the RN-2 zoning district.

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 two-family dwelling use is consistent with the LDR (Low Density Residential) land use designation in the Northwest County Sector Plan.

B. The subject property complies with the One Year Plan's criteria for a duplex as it will not significantly affect the service demands or aesthetics of the area. The proposed access is approximately 0.1 miles from a minor arterial road.

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. 1619 Francis Road is approximately 13,530 sq. ft., and 1623 Francis Road is approximately 23,520 sq. ft. The site plan and elevations as provided conform with the dimensional standards for a two-family dwelling in the RN-2 zoning district. The elevations, as provided, conform to the principal use standards for a two-family dwelling (Article 9.3.J).

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 three attached townhouse buildings (on property zoned RN-3) located approximately 500-feet to the northeast of the subject properties. Higher-density residential developments are also located approximately 0.25 miles to the southeast and southwest.

B. The surrounding area is characterized by one- and two-story contemporary houses and townhouses. The proposed two-story structures will be compatible in size and scale with the surrounding single-family houses.

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 dwellings are considered low-density residential uses and are 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. A duplex would be a minor increase in density for the area, and would not significantly impact traffic on surrounding 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 site that would pose a potential hazard or undesirable environment for the proposed use.

Action: Approved with Conditions

Meeting Date: 7/13/2023

Details of Action:

Summary of Action: Approve the request for two two-family dwellings in the RN-2 zoning district, subject to 2 conditions.

Date of Approval: 7/13/2023

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: