

# CASE SUMMARY

**APPLICATION TYPE: SPECIAL USE**



**File Number:** 7-D-23-SU **Related File Number:**  
**Application Filed:** 6/1/2023 **Date of Revision:**  
**Applicant:** MODERN EXPANSION, LLC

## **PROPERTY INFORMATION**

**General Location:** South side of Heins Ct, east of Bruhin Rd on the north side of the Inskip Pool and Park  
**Other Parcel Info.:**  
**Tax ID Number:** 69 J A 018.01 **Jurisdiction:** City  
**Size of Tract:** 0.54 acres  
**Accessibility:** Access is via Heins Ct, a local street with a 20-ft pavement width within a 30-ft right-of-way.

## **GENERAL LAND USE INFORMATION**

**Existing Land Use:** Single Family Residential  
**Surrounding Land Use:**  
**Proposed Use:** Two duplexes on subdivided lot **Density:**  
**Sector Plan:** North City **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 development to the north, with a public park immediately south and higher density residential uses to the south.

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

**Street:** 606 HEINS CT  
**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:** 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 two new two-family dwellings on two lots measuring 11,657 sq. ft. each 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 use of a two-family dwelling is consistent with the LDR (Low Density Residential) land use designation in the North City 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 access off Heins Court is approximately 240-feet from a major collector street.

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 lot will be subdivided into two lots measuring 11,657 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 is one two-family dwelling on Heins Court 0.1 miles away, and multi-family residential development on the south side of the adjacent park.

B. The surrounding area is characterized by one- and two-story Ranch houses with wide facades fronting the street. The proposed two-story structures are contemporary in style but feature fenestration patterns and materials compatible with the area. The two-family dwellings will be compatible in 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

ENVIORNMENT 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:**