

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 8-A-21-SU **Related File Number:**
Application Filed: 6/2/2021 **Date of Revision:**
Applicant: BENCHMARK ASSOCIATES, INC.

PROPERTY INFORMATION

General Location: North side of Tania Lane, southwest of Thomas Road
Other Parcel Info.:
Tax ID Number: 124 H G 023 **Jurisdiction:** City
Size of Tract: 14800 square feet
Accessibility: Access is via Tania Ln., a local street with approximately 15-ft of pavement width within 40-ft of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Two-family dwelling **Density:** 5.8 du/ac
Sector Plan: South City **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: N/A
Neighborhood Context: The subject property is located north of Chapman Highway, east of the Lake Forest neighborhood and north of the Colonial Village neighborhood. The surrounding area is developed primarily with single family houses in the RN-1 zone and commercial uses along Chapman Highway in the C-H-2 zone.

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

Street: 301 Tania Ln.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-1 (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:

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-1 zone, subject to 4 conditions.

Staff Recomm. (Full):

1. Meeting all 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.) and off-street parking (Article 11).
2. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
3. Replatting the property to obtain a minimum lot size of 15,000 sqft, as required for two-family dwellings in the RN-1 (Single-Family Residential Neighborhood) zoning district.
4. Modifying the site plan so that the units share a common wall within an enclosed space such as a garage, with a roofline that matches that of the overall structure. The revised architectural elevations shall be consistent with those shown in the attached plans and are to be reviewed and approved by Planning Commission staff.

With the conditions noted, this plan meets the requirements for approval in the RN-1 District and the criteria for approval of a special use.

Comments:

This proposal is for a new one-story, two-family dwelling at the terminus of Tania Lane. The property owner owns the adjacent house that fronts on Thomas Road and, if this request is approved, will replat the two lots so the subject lot has a minimum area of 15,000 sqft that is required for two-family dwellings in the RN-1 zone. The existing lot is 14,800 sqft. The two lots are large enough to create legal lots and meet all required dimensional standards for the requested two-family dwelling and the existing house.

The two attached carports is not an acceptable method for connecting the units in a two-family dwelling. The two units must be connected by enclosed space and there should not be a distinguishable change in the roofline at the point of connection, such as using a flat roof if the main portion of the structure has a pitched roof.

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 One Year Plan and South City Sector Plan designation for this site are LDR (Low Density Residential) which allows consideration of up to 6 du/ac.
- b. The proposed density of 5.8 du/ac is consistent with the sector plan and One Year Plan.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ZONING CODE.

- a. The RN-1 zone is intended to accommodate traditional low density residential neighborhoods in the City of Knoxville, exhibiting a predominant development pattern of single-family homes on relatively large lots and with generous setbacks. Two-family dwellings may also be allowed by special use approval.
- b. The RN-1 zone requires a minimum lot size of 15,000 sqft for two-family dwellings. If this request is approved, the applicant proposes to increase the subject lot size to a minimum of 15,000 sqft by adjusting the lot line between the two adjacent lots under common ownership.
- c. Two-family dwellings that are new construction are subject to the principal use standards below (Article 9.3.J.):

1. On lots less than one acre in lot area, a dwelling must have a primary entrance from a façade facing the street. The front entry must be a dominant feature on the front elevation of a home and an integral part of the structure, using features such as porches, raised steps and stoops, and/or roof

overhangs.

* The primary entrance for both units face the street and have porch features.

2. Windows, entrances, porches, or other architectural features are required on all street-facing facades to avoid the appearance of blank walls.

* The proposed structure includes windows, entrances, and porches on the street-facing façade (Tania Lane). The southern lot line is along a recorded right-of-way called Williams Road but it was never built. The proposed structure does have windows facing Williams Road but the intent of this zoning standard is to address facades that face existing roads.

3. A 15% minimum transparency requirement applies to all street-facing façades and is calculated on the basis of the entire area of the façade.

* The applicant states that the transparency exceeds 15 percent. This must be verified before permits are issued.

4. Front-loaded attached garages are limited to 60% of the width of the front building façade line or 24 feet, whichever is greater. Garage width is measured as the width of a garage door; in the case of garages designed with multiple garage doors, the distance is measured between the edge of the outmost doors.

* The width of the outer extent of the single-car garages and carports, as proposed, is 52 percent of the total width of the building. The garage width should remain below 60 percent of the structure width when the carports are removed or converted to enclosed garage space.

5. Front-loaded attached garages must be set back a minimum of five feet from the front building façade line. This building façade line does not include architectural features, such as bay windows or porches.

* The front-facing garages are set back approximately 6.20-ft from the front building façade line.

d. The off-street parking regulations only allow one driveway for residential lots less than 150-ft wide. The lot is currently 144-ft wide and will be 146-ft wide when the lot is increased in size.

e. The maximum width for residential driveways is 25-ft but it can be flared to provide adequate access to a garage.

f. The proposed driveway meets the off-street parking standard because it is 25-ft wide and flares when it approaches the garages.

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 proposed one-story structure is consistent with the neighborhood which consists primarily of one-story houses.

b. The only other house that fronts Tania Lane is a one-story, ranch-style structure with a carport to the side.

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 permitted in the RN-1 zone as a Special Use.

b. The subject lot is on a short dead end street with only one other existing house.

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

a. The proposed two-family dwelling is a residential use that will draw similar traffic as other residential uses in the neighborhood.

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. The uses immediately surrounding the subject lot are residential and will not pose a potential hazard or undesirable environment.

Action: Approved

Meeting Date: 8/12/2021

Details of Action:

Summary of Action: Approve the request for a two-family dwelling in the RN-1 zone, subject to 4 conditions.

Date of Approval: 8/12/2021

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:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: