

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 8-A-22-SU **Related File Number:**
Application Filed: 6/27/2022 **Date of Revision:**
Applicant: ISAAC PANNELL

PROPERTY INFORMATION

General Location: South side of Obarr Drive, west side of Payne Road
Other Parcel Info.:
Tax ID Number: 71 A A 014 **Jurisdiction:** City
Size of Tract: 0.52 acres
Accessibility: Access is via Obarr Drive, a local street with a 20-ft pavement width within a 40-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential
Surrounding Land Use:
Proposed Use: Neighborhood Nonresidential Reuse for office use **Density:**
Sector Plan: East City **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: This property is in the Alice Bell/ Springhill neighborhood, surrounded by detached single family homes on small to medium-sized lots.

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

Street: 5036 OBARR DR
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: 7-U-22-RZ: RN-1 to RN-2 (pending City Council review)

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:

Jessie Hillman

Staff Recomm. (Abbr.):

Approve the request for a non-residential reuse for an office in the RN-2 (Single Family Residential Neighborhood) zoning district, subject to 3 conditions.

Staff Recomm. (Full):

- 1) Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
- 2) Meeting all applicable requirements of the City of Knoxville Engineering Department.
- 3) Meeting all the application requirements of the City of Knoxville Plans Review and Inspections Department.

With the conditions noted above, this plan meets the requirements for approval of a nonresidential reuse for an office in the RN-2 zoning district and the criteria for approval of a special use.

Comments:

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 nonresidential reuse of the subject property for an office is a permissible use within the RN-2 zoning district, which is a recommended zone within the One Year Plan and East City Sector Plan's LDR (Low Density Residential) land use designation for this area.

B. The use does not conflict with any provisions in the General Plan.

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

A. The zoning code permits limited nonresidential uses in the RN-1 and RN-2 zone that are compatible with the character of the district. The proposed office use would inhabit the existing primary structure on the property, which is a former vehicle servicing garage.

B. The applicant asserts that no material or equipment will be stored outside on the property, per zoning ordinance requirements.

C. The property's current zoning district is RN-1 and there is a pending rezoning request for RN-2 zoning. The proposed new lot line to subdivide the lot is only permissible if RN-2 zoning is granted by City Council, per the dimensional standards in the zoning code.

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 subject property has historically operated as an auto servicing garage in this neighborhood. The proposed nonresidential reuse of the garage for an office is a less intensive use that is compatible with the character of the neighborhood. There will be no significant external changes to the existing building beyond rehabilitation.

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 use is less intensive than how the property has historically operated, and is not anticipated to cause adverse impact to surrounding residents.

B. The site plan shows an impervious surface area of 49.4% within the proposed subdivided office use area. This is within the 50% maximum impervious footprint allowed in the RN-2 zone for nonresidential uses. If RN-2 zoning is not granted by City Council, the maximum impervious footprint allowed would be 40% of the property. The site plan still meets this requirement since the property would not be subdivided in that case.

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

A. The proposed construction company office use is not expected to draw significant additional traffic through the neighborhood. Nine off-street parking spaces and two bike spaces are being provided.

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 surrounding residential area is not anticipated to have any adverse impacts on the proposed office use.

Action: Approved **Meeting Date:** 8/11/2022

Details of Action:

Summary of Action: Approve the request for a non-residential reuse for an office in the RN-2 (Single Family Residential Neighborhood) zoning district, subject to 3 conditions.

Date of Approval: 8/11/2022 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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:**