

# CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 8-C-25-SU      Related File Number:  
Application Filed: 6/23/2025      Date of Revision:  
Applicant: STEVE W ABBOTT JR

## PROPERTY INFORMATION

General Location: South side of Landview Dr, east of Pickering St  
Other Parcel Info.:  
Tax ID Number: 82 L F 002      Jurisdiction: City  
Size of Tract: 10080 square feet  
Accessibility: Access is via Landview Drive, a local street with a pavement width which varies from 13 ft to 15 ft within a right-of-way which varies from 30 ft to 40 ft.

## GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land  
Surrounding Land Use:  
Proposed Use: Two-family dwelling      Density:  
Planning Sector: East City      Plan Designation: LDR (Low Density Residential)  
Growth Policy Plan: N/A (Within City Limits)  
Neighborhood Context: This area is characterized by single family residential dwellings on small and medium-sized suburban lots organized in a grid pattern.

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

Street: 0 LANDVIEW 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: A request to rezone from RN-1 (Single Family Residential Neighborhood) to RN-2 (Single Family Residential Neighborhood) is pending City Council approval (7-E-25-RZ)

## 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:

Whitney Warner

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 Zoning Ordinance, including but not limited to Article 9.3.J (Principal Use Standards- Dwelling—Two-family).
2. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
3. Meeting all applicable requirements of the City of Knoxville Department of Engineering.

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:

The applicant is requesting approval for a new two-family dwelling on a 10,479 sq ft lot in the RN-2 zoning district located on Landview Dr. Each unit contains three bedrooms and no attached garages. The parking area is in the rear, and landscaping has been provided in the front and rear yards.

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 East City Sector Plan and One Year plan LDR (Low Density Residential) land use designation.

B. The proposed use is consistent with the General Plan's Development Policy 8.1 that encourages growth in the existing urban area through infill housing opportunities.

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 lots meet the minimum lot size requirements of 10,000-sq ft in the RN-2 district. The site plan and building elevations conform to the other dimensional standards (Article 4.3) and the Principal Use Standards (Article 9.3.J) for duplexes in the RN-2 district. For example, the entrances for both units are dominant features on the front elevation, using porches with a gable roof, and the street-facing elevation meets the 15% transparency requirement.

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 use is compatible with the character of the neighborhood that includes several duplexes mixed in with single family houses.

B. The proposed two-story structure is approximately 28 ft tall and is consistent in size and scale with other houses in the surrounding area.

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 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. Two dwelling units are not expected to significantly impact traffic on surrounding residential 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:** 8/14/2025

**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:** 8/14/2025 **Date of Denial:** **Postponements:**

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

### ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:** Knoxville-Knox County Planning Commission

**Date of Legislative Action:** 9/2/2025 **Date of Legislative Action, Second Reading:** 9/16/2025

**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:**