

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 8-D-25-SU
Application Filed: 6/24/2025
Applicant: LARRY D WRIGHT

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: South side of Skyline Dr, north of Beaman Lake Rd
Other Parcel Info.:
Tax ID Number: 83 A F 015 Jurisdiction: City
Size of Tract: 10554 square feet
Accessibility: Access is via Skyline Drive, a minor collector with a pavement width of 21 ft within a right-of-way which varies from 35 ft to 45 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), HP (Hillside Ridgetop Protection)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: This area is characterized by single family residential dwellings on small suburban-style lots organized in a grid pattern.

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

Street: 3724 SKYLINE DR
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)
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), HP (Hillside Ridgetop Protection)
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 two-family dwelling because it provides infill development that is compatible with the surrounding neighborhood.

Staff Recomm. (Full):

Comments: This request is for a 1, 728 square foot duplex on a vacant residential lot.

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 subject property has the LDR (Low Density Residential) land use classification in the One Year Plan and the East City Sector Plan. This designation is intended for residential development that includes single-family and duplex dwellings, which conforms with the proposed duplex.

B. The subject property has remained vacant since 2013. This location for a duplex is consistent with the General Plan's Development Policy 8, to encourage growth in the existing urban area through infill housing on vacant lots and redevelopment parcels.

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

A. The subject property is a 10,505 square foot lot, and the property is also tied to undeveloped right-of-way in the rear that makes the lot appear larger as it extends to Beaman Lake Rd. This area meets the minimum lot size for a duplex to be considered in the RN-2 (Single-Family Residential Neighborhood) zoning district.

B. The subject property is entirely within the HP (Hillside Protection Overlay) district, and permitted disturbance according to the slope analysis is 4,799 square feet. The site plan notes that no more than 2,705 square feet should be disturbed, and this will be verified before permits are issued. The location of the duplex is in an area that has already been cleared, preserving much of the mature vegetation in the rear. This plan is consistent with permitted disturbance per Article 8.9 of the zoning code.

C. The duplex's orientation, architectural features, transparency, garage scale and placement all meet the Principal Use Standards for a duplex in Article 9.3.J. The parking and driveway design also meet the off-street parking standards of Article 11.

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 duplex is two stories and the immediately surrounding homes are all one-story. However, just past Verbena Street to the east there are many two-story homes on the north side of Skyline Drive, which this duplex is compatible in scale with. The property also has a steep downward slope from the street, so the perception of building height from the street will be significantly reduced. The duplex is also set back further than abutting properties, though still consistent with the average front setback for Skyline Drive, so this reduced height effect with the site topography will be more impactful.

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 use of a duplex is compatible with surrounding residential development, and is not anticipated to have any adverse impacts on the neighborhood.

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

A. The addition of two residential units should not cause a substantial increase in traffic on this local residential street.

Action:

Approved

Meeting Date: 8/14/2025

Details of Action:

Summary of Action:

Approve the request for a two-family dwelling because it provides infill development that is compatible with the surrounding neighborhood.

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:

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: