

# CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



**File Number:** 9-A-20-SU **Related File Number:**  
**Application Filed:** 7/2/2020 **Date of Revision:**  
**Applicant:** AARON S. ROBERTS

## PROPERTY INFORMATION

**General Location:** West side of Harmony Ln., north of Tillery Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 80 D B 036 **Jurisdiction:** City  
**Size of Tract:** 18922 square feet  
**Accessibility:** Access is via Harmony Ln., a local street with 18' of pavement width within 40' of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant  
**Surrounding Land Use:**  
**Proposed Use:** Two-family dwelling (duplex) **Density:** 4.65 du/ac  
**Sector Plan:** Northwest City **Sector Plan Designation:** LDR (Low Density Residential)  
**Growth Policy Plan:** N/A  
**Neighborhood Context:** The development along Tillery Rd is predominantly single-family house developed in the RN-1 zone, however, there is multi-family residential uses at the Tillery Rd and Tillery Dr intersection developed in the RN-3 and RN-5 zones. The Clinton Hwy corridor is to the north and is developed with a mix of commercial and office uses in the C-H-1, C-H-2, C-G-2, and O zones.

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

**Street:** 1219 Harmony 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:** The zoning was changed from R-1 to RN-1 when the new zoning ordinance became effective January 1, 2020.

## 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, 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 Department of Engineering.
3. Meeting the Principal Use Standards for two-family dwellings (Article 9.3.J.) of the City of Knoxville Zoning Ordinance.

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

Comments:

This request is for a two-family dwelling (duplex) on a 18,922 sqft lot at a density of 4.65 du/ac. The RN-1 zone allows consideration of a duplex as a Special Use and requires a minimum lot size 15,000 sqft. In addition to the dimensional standards of the RN-1 zone, the duplex must meet the principal use standards of Section 9.3.J of the City of Knoxville Zoning Ordinance. The required parking will be located on the circular driveway as parallel spaces. The applicant originally wanted two separate driveways but the property is not wide enough to permit two separate driveway, however, the property is wide enough for a circular driveway.

The design standards for two-family dwellings are listed below with staff comments that follow each standard.

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 are from the façade facing the street. The front stoop will be covered and is a dominant feature on the front façade.
2. Windows, entrances, porches, or other architectural features are required on all street-facing facades to avoid the appearance of blank walls.
  - The structure has windows, entrances, and covered stoops on the street-facing façade.
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 structure has 17% transparency on the street-facing façade.
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.
  - No garages are proposed.
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.
  - No garages are proposed.

**EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE**

1. The proposal will have little impact on schools.
2. All utilities are in place to serve this site.
3. There are no other two-family (duplex) dwellings on Harmony Lane and there are very few in the general area.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE CITY OF KNOXVILLE ZONING ORDINANCE

1. The proposed two-family dwelling is consistent with the general standards for special uses: The proposed development is consistent with the adopted plans and policies of the General Plan and One Year Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.
2. The proposal meets all relevant requirements of the RN-1 zoning district, as well as other criteria for approval of a special use.
3. The proposal meets the principal use standards for two-family dwellings (Article 9.3.J).

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The use conforms with the One Year Plan and the Northwest City Sector Plan, which propose LDR (Low Density Residential) uses for the site. Two-family structures are a special use in the RN-1 zone.

**Action:** Denied **Meeting Date:** 11/12/2020

**Details of Action:**

**Summary of Action:** DENY the request.

**Date of Approval:** **Date of Denial:** 11/12/2020 **Postponements:** 9/10/2020

**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:**