

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 one (1) two-family dwelling in the RN-2 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 10,000 sqft, as required for two-family dwellings in the RN-2 (Single-Family Residential Neighborhood) zoning district.

4. Any additional two-family dwellings must be approved under a separate special use application.

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:

This proposal is for a new two-family dwelling that is a one-story structure with a full basement. The applicant intends to build a total of three houses on these properties but this application is only for the eastern most lot and the associated driveway and parking area. The property owner/developer, Susannah's House, is located on the adjacent lot to the east and will operate this two-family dwelling as a group home for their clients. There will be a dwelling unit on the main level with the main entrance facing Dameron Avenue and the entrance for the basement level unit will face the rear of the lot. If the future buildings shown on the site plan are proposed to be two-family dwellings, they must be approved under a separate special use application.

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 Central City Sector Plan designation for this site are TDR (Traditional Neighborhood Residential) which allows densities in the range of 4-8 du/ac.

b. The proposed density of 6.7 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-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 sqft for two-family dwellings. If this request is approved, the applicant proposes to increase the subject lot size to a minimum of 10,000 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 the main level unit faces Dameron Avenue and has a porch feature.

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 (Dameron Avenue).

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 verified that the transparency of the street-facing facade exceeds 15 percent.

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.

* Garages are not 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.

* Garages are not proposed.

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 with a walk-out basement level is consistent with other structures in the neighborhood which consists primarily of one-story houses with or without a basement.

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-2 zone as a Special Use.

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 use is located adjacent to the City of Knoxville solid waste transfer station, however, it is separated from the solid waste portion of the site by a City of Knoxville Department of Engineering facility.

Action: Approved **Meeting Date:** 9/9/2021

Details of Action:

Summary of Action: Approve the request for one (1) two-family dwelling in the RN-2 zone, subject to 4 conditions.

Date of Approval: 9/9/2021 **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:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: