

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 9-B-25-UR
Application Filed: 7/28/2025
Applicant: MELODY EVANS

Related File Number: 9-SA-25-C
Date of Revision:

PROPERTY INFORMATION

General Location: West side of Number Two Dr, north side of Number Four Dr, south of Mascot Rd
Other Parcel Info.:
Tax ID Number: 52 C A 00101, 01302
Size of Tract: 3.49 acres
Accessibility: **Jurisdiction:** County

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential, Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: 4 Duplexes
Density:
Planning Sector: Northeast County
Plan Designation: SR (Suburban Residential), HP (Hillside Ridgeway Protection)
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 1821 SANTA CLAUS Ln.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: A Step Towards Home
No. of Lots Proposed: 9 **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 4 duplexes, as shown in the development plan, subject to 2 conditions.

Staff Recomm. (Full): 1. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the RA (Low Density Residential) district and the other general criteria for approval of a Use on Review.

Comments: DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10, SECTION 2)
The planning commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICIES, INCLUDING THE COMPREHENSIVE PLAN OF KNOX COUNTY.

A. The property is designated as the SR (Suburban Residential) and HP (Hillside Protection). Suburban Residential areas are appropriate for primarily single family residential development with lot sizes generally less than one acre. These areas may feature a range of lot sizes and housing size and styles, including some small-scale attached dwellings. All slopes on the property are less than 25% and most of the property's trees were cleared by 1996, and have remained a grass field since. The application of HP disturbance limits is considered exempt when the site has been previously disturbed.
B. The proposed infill development of single family homes and duplexes is consistent with the Comprehensive Plan's Implementation Policy 6 to promote attainable housing that meets the needs of future and current residents.

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

A. The RA zone is intended to provide residential areas with low population densities. The proposed duplexes are permitted through the Use on Review process.
B. The minimum lot area is 12,000 sqft to allow consideration of a duplex and all lots meet this requirement.
C. The allowable maximum height for primary structures is 3 stories or 35 ft. The proposed duplex structures are 2 stories, with a dwelling on each level.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATIONS OF BUILDINGS IN THE VICINITY.

A. Development in this area is predominantly single-family houses, comprised of one or two stories tall. Because there is only one main entrance on the front, the duplexes resemble single-family homes, which is consistent with the area's development.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC CONGESTION OR OTHER IMPACTS WHICH MAY DETRACT FROM THE IMMEDIATE ENVIRONMENT.

A. The duplexes are considered low density residential uses and are compatible with other low density residential uses in the area.

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

A. Traffic volume in this neighborhood will not be substantially increased as a result of the proposed apartment. Each duplex lot contains 2 parking spaces on the lot, which is consistent with the zoning ordinance.

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 other known uses in the area that could be a potential hazard or create an undesirable environment for the proposed residential use.

Action: Approved with Conditions

Meeting Date: 9/11/2025

Details of Action:

Summary of Action: Approve the request for 4 duplexes, as shown in the development plan, subject to 2 conditions.

Date of Approval: 9/11/2025

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: