

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: Michelle Portier

Staff Recomm. (Abbr.): APPROVE the request for a two-family dwelling on the proposed lot, 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, Section 9.3.(J)] of the City of Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the RN-2 District, and the other criteria for approval of a special use.

Comments: The applicant is proposing a two-family (duplex) dwelling on a newly vacant lot in the Peachtree neighborhood, an established neighborhood containing existing single-family houses. The lot has an area of 11,037 square feet.

The driveway off of Peachtree Street provides access to both units and is a combination of asphalt on the main driveway and washed smooth stone leading off the main driveway into the individual garages. The maximum amount of impervious surface allowed on a lot in the RN-2 District is 40%. The duplex structure and the asphalt drive comprise 3,984 square feet of impervious surface, which is 36% of the site. The portion of the driveway consisting of washed stone keeps the impervious surfaces compliant with the requirement, as it would have exceeded the impervious area otherwise.

The structure meets the criteria for a special use approval for a duplex structure as found in Article 9, Section 9.3 (J). The structure would be one-story with each dwelling unit oriented back-to-back so that one entrance faces the street and the other faces the rear of the property. Both "front" facades feature a covered porch beneath a front gable roof upheld by three columns. The windows on the front façade comprise over 15% of the façade, which is the transparency standard for a duplex as a use on review. The garage comprises 30% of the structure's width and is located at least 5 feet from the front wall of the primary structure.

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. The configuration of the dwellings mimics the pattern of single-family housing along the street since the front of the structure looks like a single-family home. Proposed materials are used elsewhere on the street and are therefore in-character with the neighborhood. The width of the proposed structure is compatible with the other structures on its block; however, it is deeper than most houses. The house is set back farther from the right-of-way than the adjacent structures but is similar to other houses on the blockface. The front setbacks of existing structures range from approximately 30 to 50 feet.

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

1. The proposed two-family dwelling is consistent with the standards for special uses in general:
 - 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 the criteria for a duplex as a special use:
 - 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.
 - Windows, entrances, porches, or other architectural features are required on all street-facing facades to avoid the appearance of blank walls.
 - A 15% minimum transparency requirement applies to all street-facing façades and is calculated on the basis of the entire area of the façade.
 - 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.
 - 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.
- 3. The proposal meets all relevant requirements of the RN-2 zoning district including dimensional standards and uses.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The use conforms with the One Year Plan and the South City Sector Plan, which designates the land use classification for this property as LDR (Low Density Residential). LDR land class allows up to 6 du/ac within the City of Knoxville. Two-family structures are a special use in the RN-2 zone.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.

Action: Approved **Meeting Date:** 10/8/2020

Details of Action:

Summary of Action: APPROVE the request for a two-family dwelling on the proposed lot, subject to 3 conditions: 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, and 3) Meeting the Principal Use Standards for two-family dwellings [Article 9, Section 9.3.(J)] of the City of Knoxville Zoning Ordinance.

Date of Approval: 10/8/2020 **Date of Denial:** **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:**