



SPECIAL USE REPORT

▶ **FILE #:** 5-A-20-SU

AGENDA ITEM #: 38

AGENDA DATE: 5/14/2020

▶ **APPLICANT:** CHRISTOPHER BUSH

OWNER(S): Long Sisters LLC

TAX ID NUMBER: 82 I L 015 & 016

[View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 1814 & 1816 East Glenwood Ave.

▶ **LOCATION:** South side of E. Glenwood Ave., east of Boruff St., west of N. Bertrand St.

▶ **APPX. SIZE OF TRACT:** 10466 square feet

SECTOR PLAN: Central City

GROWTH POLICY PLAN: N/A

ACCESSIBILITY: Access is via E. Glenwood Ave, a local street with 30' of pavement within 54' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

▶ **ZONING:** RN-2 (Single-Family Residential Neighborhood)

▶ **EXISTING LAND USE:** Residential

▶ **PROPOSED USE:** Construction of two-family structure

8.3 du/ac

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Houses, Vacant land / RN-2 (Single-Family Residential Neighborhood)

South: Houses, Vacant land / RN-2 (Single-Family Residential Neighborhood) & RN-4 (General Residential Neighborhood) / H (Historic Overlay)

East: Houses / RN-2 (Single-Family Residential Neighborhood)

West: Houses / RN-2 (Single-Family Residential Neighborhood)

NEIGHBORHOOD CONTEXT: The property is located within the Parkridge neighborhood and is bordered by the is surrounded by single family dwellings. It is located within the boundaries of the Edgewood-Park City Historic District to the south. This area predominantly consists of single-family dwellings in the RN-2 zoned areas and two-family / multi-family in the RN-4 zoning.

STAFF RECOMMENDATION:

▶ **APPROVE** the request for a two-family dwelling, subject to 4 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.
3. Platting the property to combine the two lots.
4. 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-2 District, and the other criteria for approval of a special use.

COMMENTS:

The applicant proposes a two-family (duplex) dwelling on vacant lots in the Parkridge neighborhood. There are currently two lots that the applicant must combine into one before permits can be issued. The structure will be one-story with two street-facing entrances and a covered front porch. The front of the structure is approximately the same as the houses on the adjacent properties. The vehicle parking will be provided from the alley. The minimum transparency for street-facing facades is 15% and the applicant calculates the proposed transparency as 15.23%. The transparency will need to be verified during permitting.

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. Two-family dwellings are common in the Parkridge neighborhood though there are no others on this block of Glenwood Avenue. On the opposite side of the alley, on Washington Avenue, four structures are either two-family or multi-family dwellings. The scale and location of the proposed structure are compatible with the other structures on its block.

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-2 zoning district, as well as other criteria for approval of a special use.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The use conforms with the One Year Plan and the Central City Sector Plan, which propose TDR (Traditional Neighborhood Residential) uses for the site. Two-family structures are a special use in the RN-2 zone.

ESTIMATED TRAFFIC IMPACT: 53 (average daily vehicle trips)

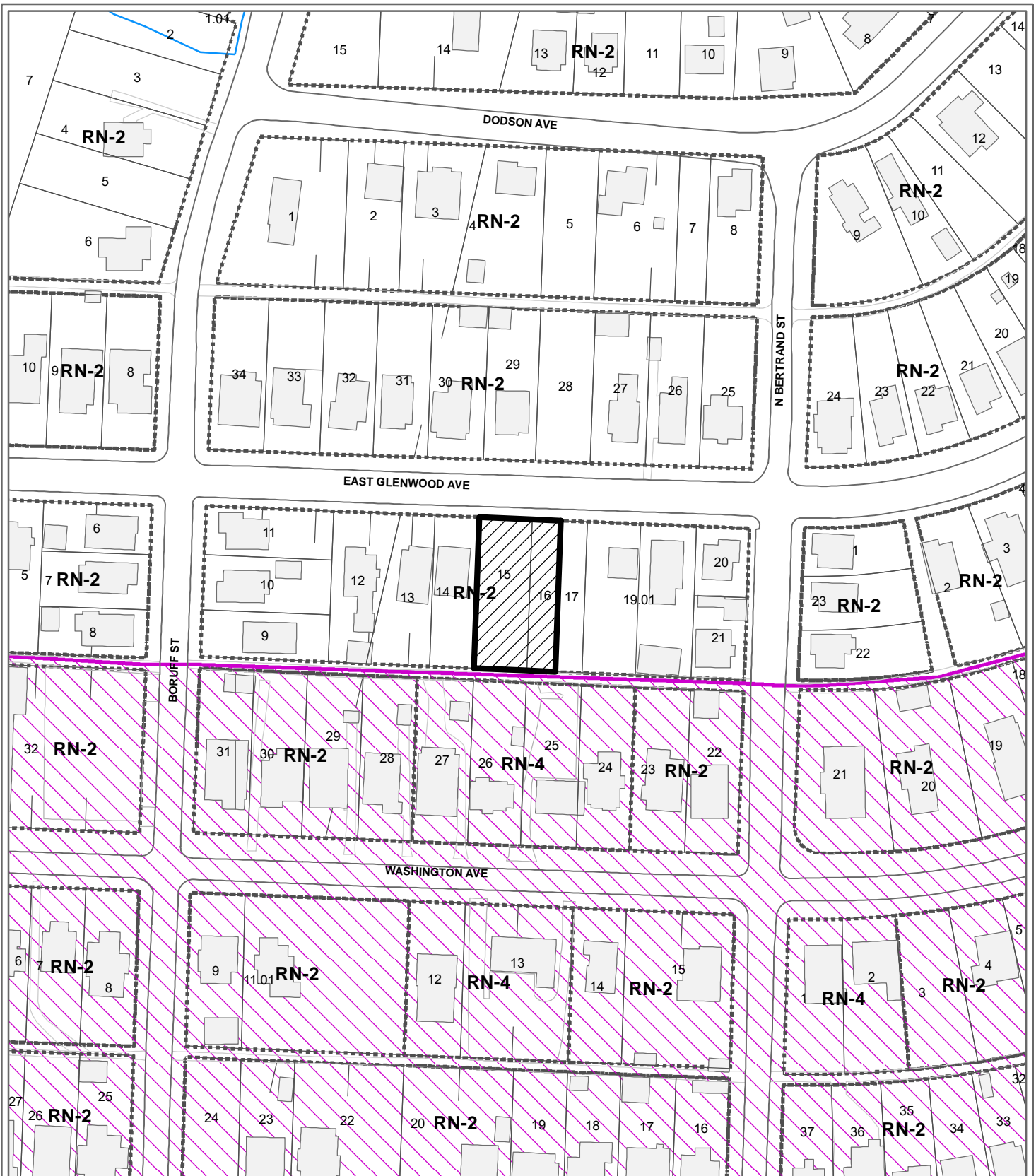
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed

ESTIMATED STUDENT YIELD: 0 (public school children, grades K-12)

Schools affected by this proposal: Christenberry Elementary, Vine Middle Magnet, and Austin East High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance 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.



**5-A-20-SU
SPECIAL USE**

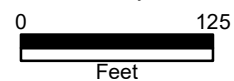


Construction of two-family structure in RN-2 (Single-Family Residential Neighborhood)

Petitioner: Bush, Christopher

Map No: 82

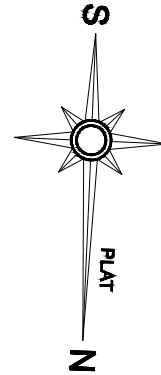
Jurisdiction: City



Original Print Date: 4/23/2020

Revised:

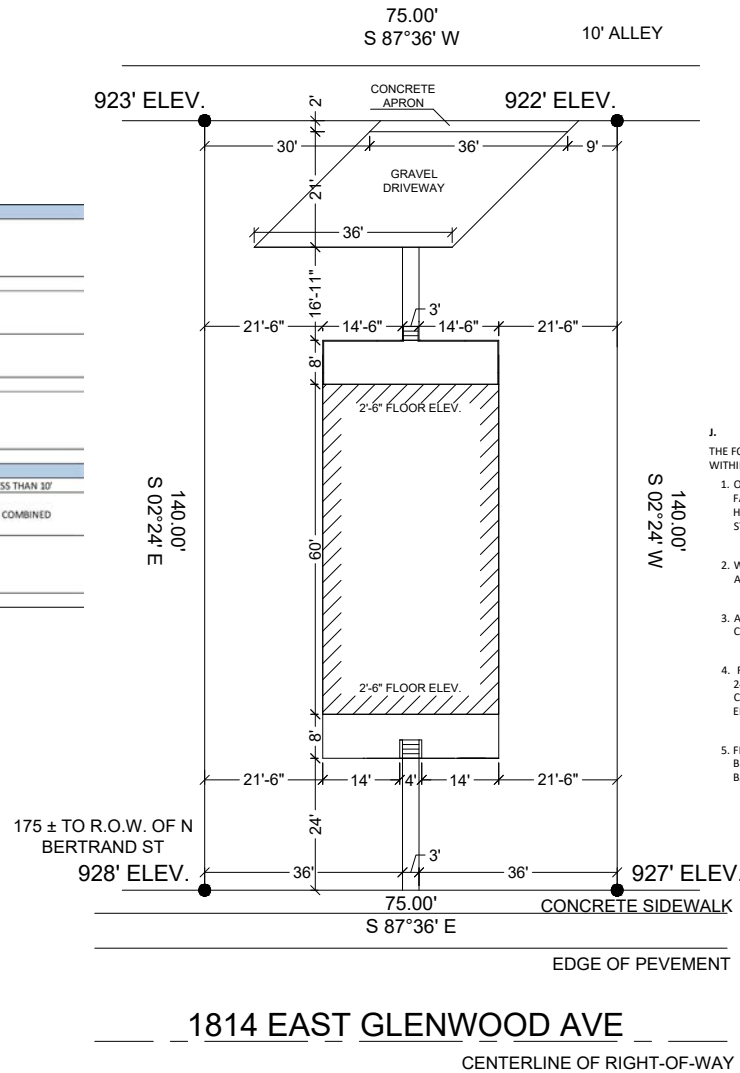
Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902



RN-2	
MINIMUM LOT AREA	SF: 5000 SF. 2F: 10000 SF. NONRESIDENTIAL: 10000 SF.
MAXIMUM LOT AREA	N/A
MINIMUM LOT WIDTH	50' NONRESIDENTIAL: 75'
MAXIMUM BUILDING HEIGHT	35'
MAXIMUM BUILDING COVERAGE	30%
MAXIMUM IMPERVIOUS SURFACE	40% NONRESIDENTIAL: 50%

SETBACKS	
MINIMUM FRONT SETBACK	20', OR THE AVERAGE OF BLOCKFACE, WHICHEVER IS LESS; IN NO CASE LESS THAN 10'
MINIMUM INTERIOR SIDE SETBACK	5' OR 15% OF LOT WIDTH, WHICHEVER IS LESS; IN NO CASE LESS THAN 15' COMBINED NONRESIDENTIAL: 20% OF LOT WIDTH
MINIMUM CORNER SIDE SETBACK	12' NONRESIDENTIAL: 20'
MINIMUM REAR SIDE SETBACK	25'

PROPOSED BUILDING COVERAGE: 1920 SF. / 18%
 PROPOSED IMPERVIOUS COVERAGE: 3791 SF. / 36%



- J. DWELLING - TWO-FAMILY**
 THE FOLLOWING STANDARDS APPLY ONLY TO NEW CONSTRUCTION. IF A TWO-FAMILY STRUCTURE IS LOCATED WITHIN A NC OR IH OVERLAY DISTRICT, THE FOLLOWING STANDARDS DO NOT APPLY.
- ON LOTS LESS THAN ONE ACRE IN LOT AREA, A DWELLING MUST HAVE A PRIMARY ENTRANCE FROM A FADE 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 FACADES AND IS CALCULATED ON THE BASIS OF THE ENTIRE AREA OF THE FACADE.
 - FRONT-LOADED ATTACHED GARAGES ARE LIMITED TO 60% OF THE WIDTH OF THE FRONT BUILDING 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 FADE LINE. THIS FACADE BUILDING LINE DOES NOT INCLUDE ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS OR PORCHES.

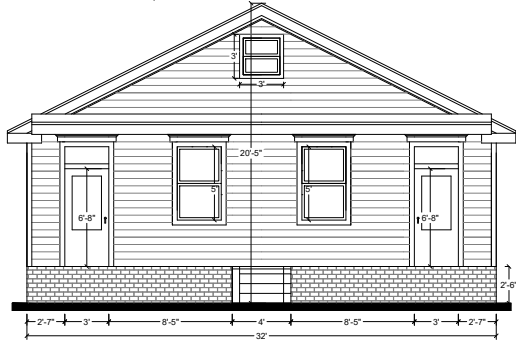
SITE PLAN

SCALE: 3/32" = 1'-0"

5-A-20-SU
 Revised: 4/29/2020

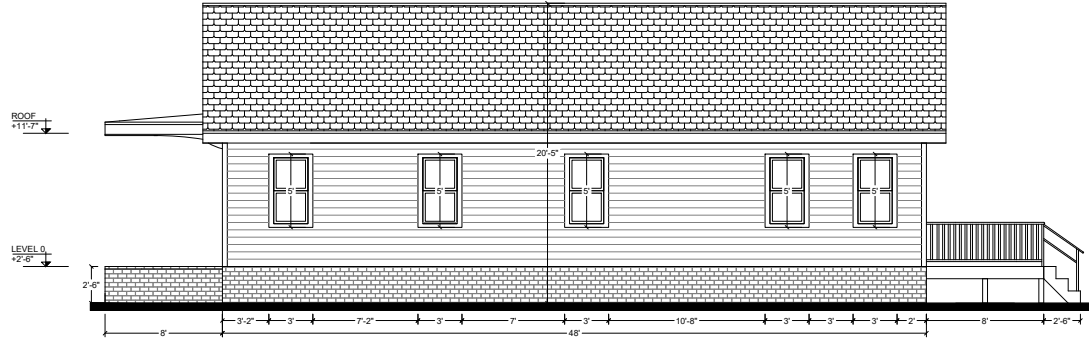
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REVISION:
DESIGNED BY:
CHECKED BY:
PROJECT NO.:
COPYRIGHT:
SHEET TITLE
SITE PLAN
DRAWING NO.

TRANSPARENCY REQUIREMENT: 15%
 TRANSPARENCY: 440 Sq. Ft. x 15% = 66 Sq. Ft.
 PROPOSED TRANSPARENCY: 67 Sq. Ft. / 15.23%



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



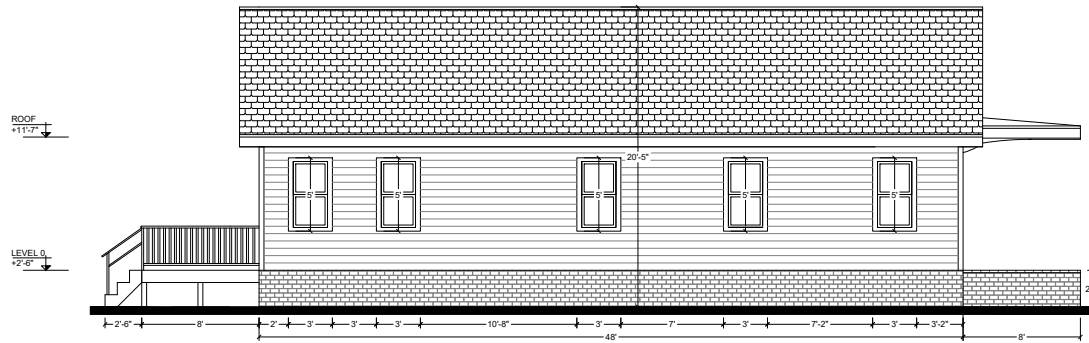
LEFT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

5-A-20-SU
 Revised: 4/29/2020

ISSUED

REVISION:

DESIGNED BY:

CHECKED BY:

PROJECT NO.:

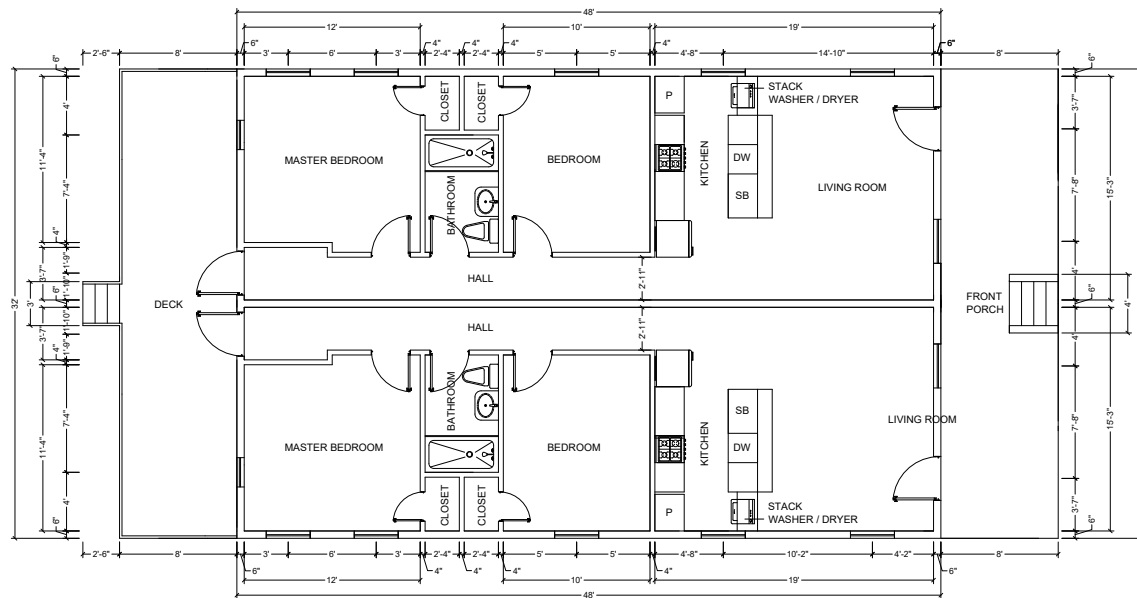
COPYRIGHT:

SHEET TITLE

ELEVATIONS

DRAWING NO.

A2



GROUND FLOOR

SCALE: 1/4" = 1'-0"

ISSUED

REVISION:

DESIGNED BY:
 CHECKED BY:
 PROJECT NO.:
 COPYRIGHT:

SHEET TITLE
FLOOR PLAN
 DRAWING NO.

5-A-20-SU
 Revised: 4/29/2020

A3



DEVELOPMENT REQUEST

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning

Christopher Bush	GC/Owner
Applicant Name	Affiliation
3/30/2020	5/14/2020
Date Filed	Meeting Date (if applicable)
	5-A-20-SU
	File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
 Owner
 Option Holder
 Project Surveyor
 Engineer
 Architect/Landscape Architect

Christopher Bush		Long Sisters, LLC.	
Name	Company		
PO Box 24013	Knoxville	TN	37933
Address	City	State	Zip
865-567-0947	Chris@RootsHomes.com		
Phone	Email		

CURRENT PROPERTY INFO

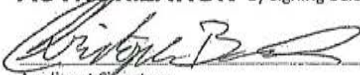
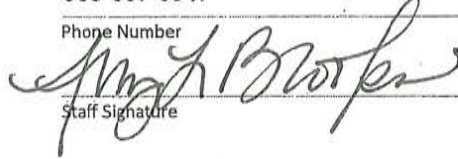
Long Sisters, LLC.	PO Box 24013	865-567-0947
Owner Name (if different)	Owner Address	Owner Phone
1814 E. Glenwood Ave.	0821L015	0821L016
Property Address	Parcel ID	
Parkridge	10466sf	
General Location	Tract Size	
E of Boruff St, w. of N. Bertrand St.	7000 sq ft	
	RN-2	
Jurisdiction (specify district above)	Zoning District	
<input checked="" type="checkbox"/> City <input type="checkbox"/> County	Parkridge	
Central City	TDR	
Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation
Residential	N	KUB
Existing Land Use	Septic (Y/N)	Sewer Provider
		Water Provider

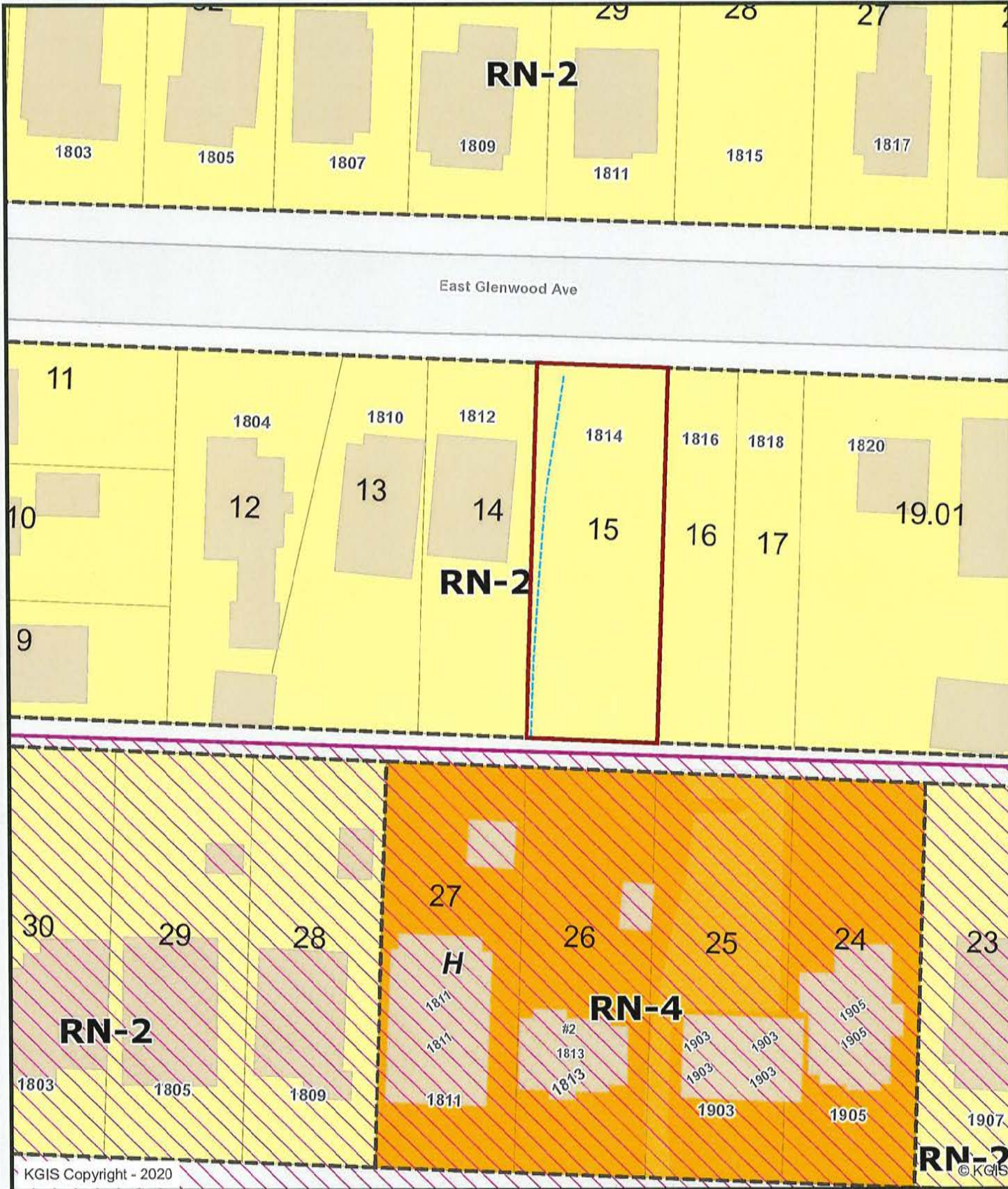
REQUEST

DEVELOPMENT	<input type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Use on Review / Special Use <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Non-Residential <input checked="" type="checkbox"/> Home Occupation (specify): <u>Construction of two family duplex dwelling</u> <input type="checkbox"/> Other (specify): _____
	<input type="checkbox"/> Proposed Subdivision Name _____ Unit / Phase Number _____ <input type="checkbox"/> Parcel Change <input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel Total Number of Lots Created: _____ <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Attachments / Additional Requirements
	<input type="checkbox"/> Zoning Change: _____ Proposed Zoning _____ <input type="checkbox"/> Plan Amendment Change: _____ Proposed Plan Designation(s) _____ Proposed Density (units/acre) _____ Previous Rezoning Requests _____ <input type="checkbox"/> Other (specify): _____

STAFF USE ONLY	PLAT TYPE <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	FEE 1:	TOTAL: \$450.00
	ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	FEE 2:	
	ADDITIONAL REQUIREMENTS <input type="checkbox"/> Design Plan Certification (Final Plat only) <input type="checkbox"/> Use on Review / Special Use (Concept Plan only) <input type="checkbox"/> Traffic Impact Study	FEE 3:	

AUTHORIZATION By signing below, I certify I am the property owner, applicant or the owners authorized representative.

	Christopher Bush	3/28/2020
Applicant Signature	Please Print	Date
865-567-0947	Chris@RootsHomes.com	
Phone Number	Email	
	Amy Brooks	3/30/2020
Staff Signature	Please Print	Date



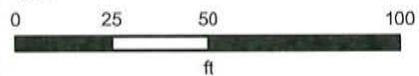
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1814 E. Glenwood Ave.

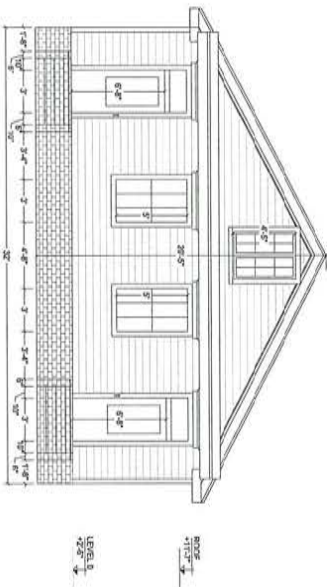


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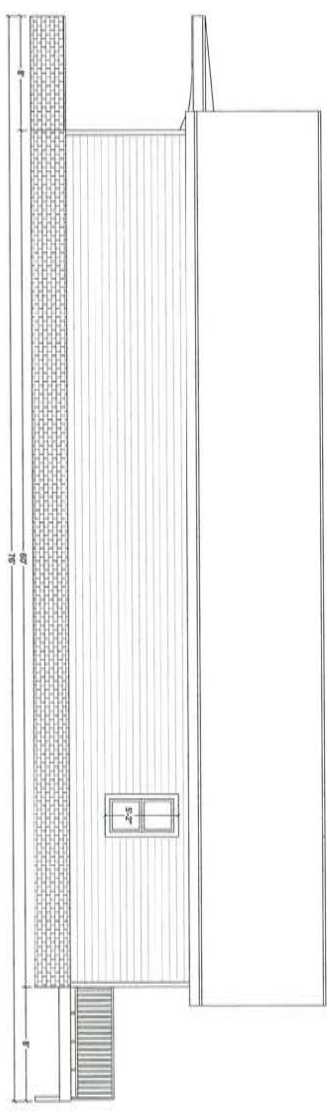


Knoxville - Knox County - KUB Geographic Information System

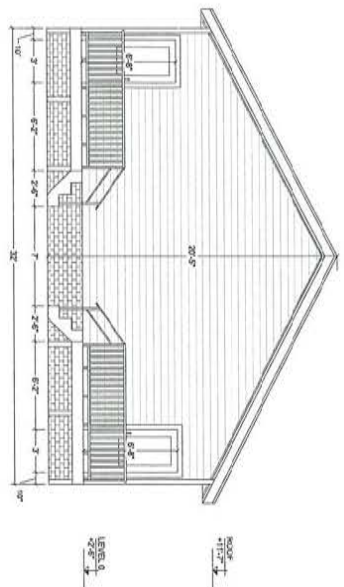
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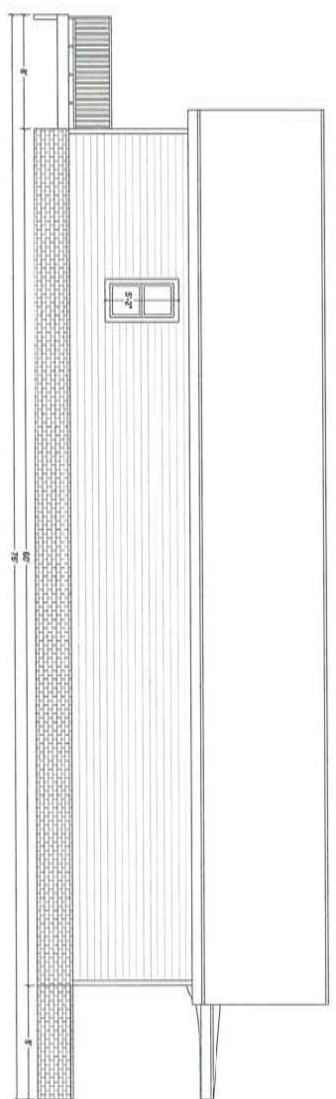
FRONT ELEVATION
SCALE 1/4" = 1'-0"



LEFT ELEVATION
SCALE 1/4" = 1'-0"



REAR ELEVATION
SCALE 1/4" = 1'-0"



RIGHT ELEVATION
SCALE 1/4" = 1'-0"

DESIGNED BY	
DRAWN BY	
CHECKED BY	
DATE	
PROJECT NO.	
COMPONENT	
SHEET TITLE	
ELEVATIONS	
DRAWING NO.	
A2	

Certificate of Ownership and General Dedication.
 (R. W.), the undersigned owner(s) of the property shown herein, hereby adopt this (my, our) plat of subdivision and dedicate the same as shown to the public use and enjoyment of the property, and as to the portion of the property shown as dedicated to the public use and enjoyment of the property, grant an unrestricted right to dedicate (other) utility and/or grant easements as shown on this plat (other) utility and/or grant easements as shown on this plat.

Signature(s): _____
 Date: _____

Owner Certification for Public Sewer and Water Service - Major Subdivisions
 (1. Who) the undersigned owner(s) of the property shown herein understand and agree that the installation of public sewer and water systems in the vicinity of the plat(s) and to pay for the installation of the required connections.
 Owner(s) Printed Name: _____
 Signature(s): _____
 Date: _____

Confirmation of Final Plat - All Indicated Markers, Monuments and Benchmarks Shall hereby certify that I am a registered land surveyor licensed to practice surveying under the laws of the State of Tennessee; documents, and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville/Knox County Subdivision Regulations as adopted by the Planning Commission, or for variances and waivers which have been approved as identified on the final plat. The indicated permanent reference markers and their locations shall be shown and properly measured and placed on the day of 2019.
 Registered Land Surveyor _____
 Tennessee License No. _____
 Date: _____

Addressing Department Certification
 I, the undersigned, hereby certify that the subdivision name and all other information shown on this plat conforms to the zoning map and Addressing Ordinance, the Administrative Rules of the Planning Commission, and these regulations.
 Signed: _____
 Date: _____
 Zoning shown on Official Map _____
 Commission as follows: _____

This is to certify that all property taxes and assessments due on this property have been paid.
 Signed: _____
 Date: _____
 Know County Treasurer: Signed: _____

Certification of Approval of Public Water System - Minor Subdivisions
 This is to certify that the subdivision shown herein is approved subject to the conditions of the Public Water System. The subdivision shall be in accordance with State and local regulations.
 It is the responsibility of the property owner to verify with the Utility Provider that the subdivision complies with the Utility Provider's requirements for the installation of the required extensions.

Utility Provider: _____
 Authorized Signature for Utility: _____ Date: _____

City of Knoxville Department of Engineering
 on the date of _____
 as of _____
 Engineering Director _____

Planning Staff Certification of Approval for Recording - Final Plat
 This is to certify that the subdivision plat shown herein has been found to comply with the Subdivision Regulations of Knoxville and all other applicable laws, ordinances, and regulations, and that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds. The approval of this plat by the Planning Commission shall not be deemed to constitute or affect the validity of any street or other ground upon the plat.
 Signed: _____
 Date: _____

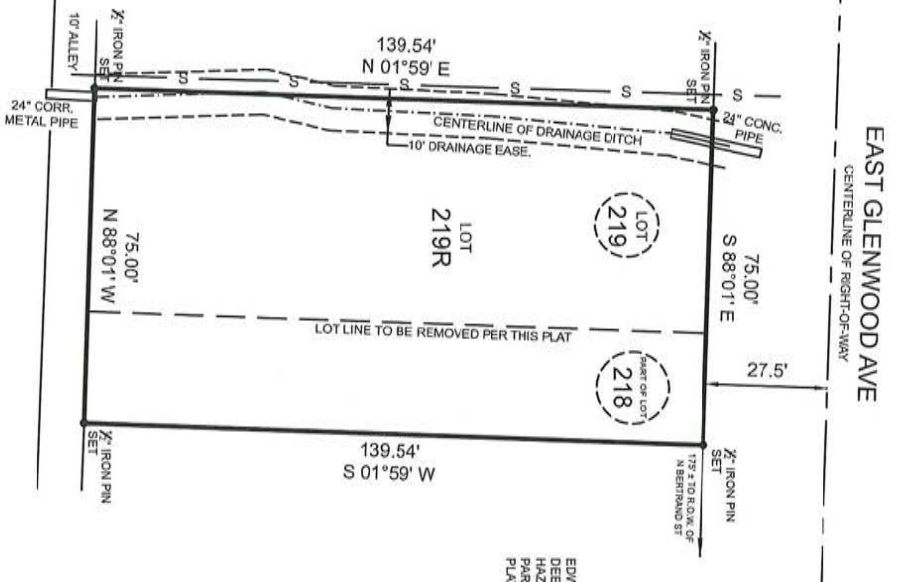
State of _____ County of _____
 On the _____ day of _____ 20____
 Before me personally appeared _____ to me known to be the person described in, and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.
 Witness my hand and notarial seal, this day and year above.

Notary's Signature & Seal _____
 My commission expires _____

Certification of No Recorded Easements.
 This is to certify that there are no known recorded easements or utility easements on lot here(s) being delineated on this subdivision plat.
 Registered Land Surveyor _____
 Tennessee License No. _____
 Date: _____

RUSK, CHRISTOPHER D. & PRESSLER, CAROLYN S. & PRESSLER, DONALD V. DEED 20180627007359
 HAZENS ADDITION, RESUB. OF PART OF LOT 228, BLOCK 14 PLAT 201103240056573

EDWARDS, RICHARD J. & GAIL DEED BK 245D PG 839
 HAZENS ADDITION, PART OF LOT 218, BLOCK 14 PLAT A-165A



1. IRON PIN AT EACH CORNER.
2. 10' UTILITY AND DRAINAGE INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY EASEMENTS OF FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES.
3. 1 LOT EQUALING 0.246 ACRES (10466 SQ. FT.).

The western half of Lot 218 was decided prior to the adoption of the Subdivision Regulations on July 8, 2018. The eastern half of Lot 218 is the remainder of Lot 218 without the benefit of a survey. wd 1266 Pg. 827 0/26/1964

3-E-20

FINAL PLAT OF THE RESUBDIVISION OF LOT 219 AND PART OF LOT 218, BLOCK 14, HAZENS ADDITION
 DISTRICT : 2 WARD : 15 CITY BLOCK : 15412 CITY OF KNOXVILLE
 INSTR. : PLAT A-165A, DEED 201902100009071 (TRACT 3 & 5) KNOX COUNTY
 C.L.T. MAP : 0821 L 015 & 016

SCALE : 1"=20'
 DATE : 02/25/2020

HINDS SURVEYING CO.
 3888 WENZEL FARM ROAD, LOT 250, E. TN 37377
 WWW.HINDSURVEYING.COM JOB NO. 2002009



Certification of Approval of Public Sewer System - Minor Subdivisions
 This is to certify that the subdivision shown herein is approved subject to the conditions of the Public Water System. The subdivision shall be in accordance with State and local regulations.
 It is the responsibility of the property owner to verify with the Utility Provider that the subdivision complies with the Utility Provider's requirements for the installation of the required connections.
 Utility Provider: _____
 Authorized Signature for Utility: _____ Date: _____

OWNER:
 LONG SISTERS, LLC
 PO BOX 24013
 KNOXVILLE, TN 37933
 865-597-0847

GRAPHIC SCALE
 0 20 40 60