

# SPECIAL USE REPORT

► **FILE #:** 9-A-20-SU **AGENDA ITEM #:** 41  
 POSTPONEMENT(S): 9/10/2020 **AGENDA DATE:** 11/12/2020  
 ► **APPLICANT:** AARON S. ROBERTS  
 OWNER(S): Aaron Roberts

TAX ID NUMBER: 80 D B 036 [View map on KGIS](#)  
 JURISDICTION: City Council District 5  
 STREET ADDRESS: 1219 Harmony Ln.  
 ► **LOCATION:** West side of Harmony Ln., north of Tillery Rd.  
 ► **APPX. SIZE OF TRACT:** 18922 square feet  
 SECTOR PLAN: Northwest City  
 GROWTH POLICY PLAN: N/A  
 ACCESSIBILITY: Access is via Harmony Ln., a local street with 18' of pavement width within 40' of right-of-way.  
 UTILITIES: Water Source: Knoxville Utilities Board  
 Sewer Source: Knoxville Utilities Board  
 WATERSHED: Second Creek

► **ZONING:** RN-1 (Single-Family Residential Neighborhood)  
 ► **EXISTING LAND USE:** Vacant  
 ► **PROPOSED USE:** Two-family dwelling (duplex)  
 4.65 du/ac  
 HISTORY OF ZONING: The zoning was changed from R-1 to RN-1 when the new zoning ordinance became effective January 1, 2020.  
 SURROUNDING LAND USE AND ZONING: North: Single family residences / RN-1 (Single-Family Residential Neighborhood)  
 South: Single family residences / RN-1 (Single-Family Residential Neighborhood)  
 East: Single family residences / RN-1 (Single-Family Residential Neighborhood)  
 West: Single family residences / RN-1 (Single-Family Residential Neighborhood)  
 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.

## STAFF RECOMMENDATION:

► **APPROVE the request for a two-family dwelling, 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.
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.
  - o 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.
  - o 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.
  - o 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.
  - o 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.
  - o 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.

ESTIMATED TRAFFIC IMPACT: 28 (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 development.

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

Schools affected by this proposal: Norwood Elementary, Northwest Middle, and Powell High.

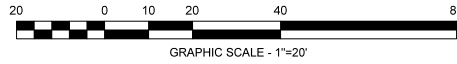
- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries 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.



# LEGEND OF SYMBOLS

- WM @ WATER METER
- ST STORM DRAIN PIPE
- PAVEMENT
- BUILDING
- IR(S) IRON PIN - NEW (SET)
- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE



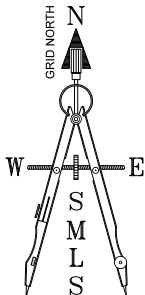
NOTE:  
1.) THE UNDERGROUND UTILITIES SHOWN, IF ANY, HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.  
THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. VERIFY EXACT SIZE AND LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES WITH THE PROPER LOCAL AUTHORITIES BEFORE EXCAVATION OR CONSTRUCTION.



MAX. BUILDING COVERAGE: 30%  
PROPOSED BUILDING COVERAGE: 14%  
MAX. IMPERVIOUS SURFACE: 40%  
PROPOSED IMPERVIOUS SURFACE: --%  
CURRENT SETBACK REQUIREMENTS  
FRONT: 25' (ZONING) // 35' PER PLAT  
SIDE: 8' (TOTAL BOTH SIDES 20')  
REAR: 25'

- NOTES:
- 1.) SUBJECT TO EASEMENTS OR RIGHTS-OF-WAYS, OR CLAIMS OF EASEMENTS OR RIGHT-OF-WAYS, NOT SHOWN BY THE PUBLIC RECORDS.
  - 2.) EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON, NO ABSTRACT OR TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.
  - 3.) PROPERTY IS ZONED: "RN-1" PER CURRENT K.G.I.S. DATA. PROPERTY IS SUBJECT TO ANY AND ALL RESTRICTIONS, CONDITIONS, PLANNING COMMISSION REGULATIONS, ZONING ORDINANCES, RIGHTS-OF-WAY, EASEMENTS, AND BUILDING SETBACK REQUIREMENTS, IF ANY, AFFECTING SAID PROPERTY.
  - 4.) THIS SURVEY WAS PREPARED USING A COMBINATION OF TOTAL STATION AND R.T.K. G.P.S. DATA COLLECTION. G.P.S. RECEIVER INFO.: TOPCON HIPER GA - S/N 457-0448 G.P.S. DATA COLLECTED HAD A SOFTWARE GENERATED R.M.S. OF LESS THAN 0.1 FEET.
  - 5.) GRID NORTH IS BASED ON THE T.D.O.T. C.O.R.S. NETWORK.
  - 6.) ELEVATIONS ARE BASED ON THE NAVD83 DATUM (GEOID09).

9-A-20-SU  
9/11/2020



THIS IS TO CERTIFY THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR THE STATE OF TENNESSEE.

I DO HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THAT THE RATIO OF ERROR OF THE UNADJUSTED SURVEY IS NOT GREATER THAN 1 IN 10,000 AS SHOWN HEREON.

THIS SURVEY IS SUBMITTED FOR THE SOLE AND EXCLUSIVE USE AND BENEFIT OF THE PERSON OR INSTITUTION NAMED ON THIS SURVEY. NO OTHER OR FURTHER USE MAY BE MADE OF THIS SURVEY WITHOUT PRIOR WRITTEN CONSENT OF MATTHEW J. DAWSON R.L.S. NO. 3050.

THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP AND FOUND THE DESCRIBED NOT TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA.



## PROPOSED SITE PLAN FOR AARON S. & LESLIE E. ROBERTS

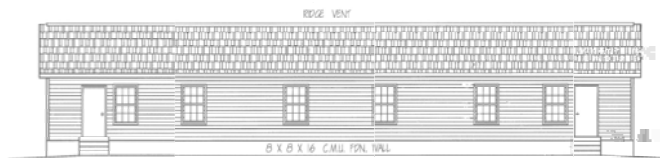
SURVEY FOR DISTRICT 5 COUNTY KNOX CITY KNOXVILLE WARD 41 STATE TN  
LOT NO. 3 BLOCK - IN ORFIELD SUBDIVISION, SEC. 1  
ADDRESS 1219 HARMONY LANE  
PLAT REFERENCE 195212180000000  
DEED REFERENCE 201606080071607  
TAX MAP 0800 GROUP B PARCEL 036  
CITY BLOCK NO. 41670 SCALE 1"=20'  
DATE 06/26/2020 REVISION DATE -  
CENSUS TRACT NO. 39.02 DRAWN BY MJD  
BEARING BASE GRID NORTH

**SMKS**  
SINCE 1979  
41ST YEAR

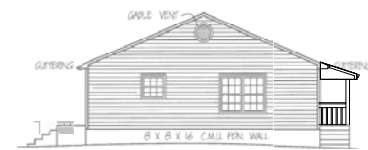
**SMOKY MOUNTAIN LAND SURVEYING CO., INC.**  
MATTHEW J. DAWSON  
R.L.S. #3050  
P.O. BOX 9691  
KNOXVILLE, TN 37940  
PH: (865) 579-4075  
FAX: (865) 333-5788  
SMLS DWG NO. 200015SP



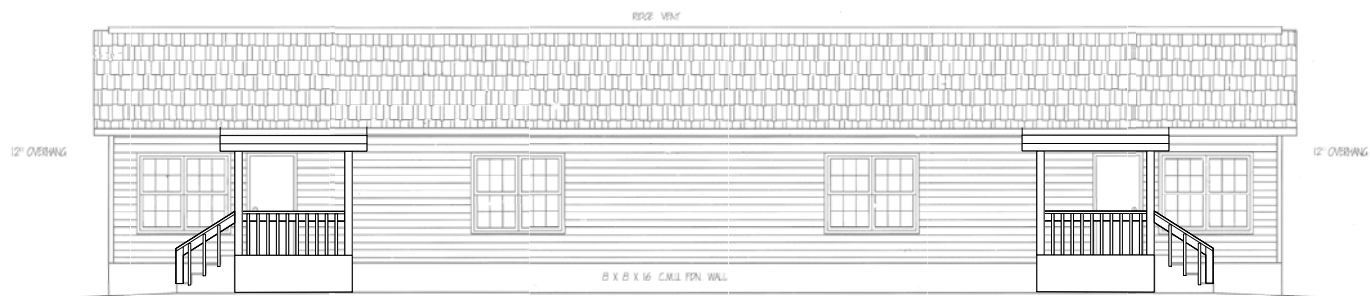
SIDE ELEVATION  
SCALE: 1/2" = 1'-0"



REAR ELEVATION  
SCALE: 1/8" = 1'-0"



SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



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

9-A-20-SU  
Revised: 11/4/2020





## DEVELOPMENT REQUEST

### DEVELOPMENT

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

### SUBDIVISION

- ☐ Concept Plan  
☐ Final Plat

### ZONING

- ☐ Plan Amendment  
☐ Rezoning

AARON S. ROBERTS

OWNER

Applicant Name

Affiliation

Date Filed

Meeting Date (if applicable)

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

AARON S. ROBERTS

Name

Company

5305 MARGUERITE ROAD

KNOXVILLE

TN

37912

Address

City

State

Zip

865-684-9045

doublearoberts83@gmail.com

Phone

Email

## CURRENT PROPERTY INFO

AARON S. ROBERTS

5305 MARGUERITE ROAD

865-684-9045

Owner Name (if different)

Owner Address

Owner Phone

1219 HARMONY LANE

080DB036

Property Address

Parcel ID

WEST SIDE OF HARMONY LANE, NORTH OF TILLERY RD.

0.43 ACRES / 18922 SQ.FT.

General Location

Tract Size

5

RN-1

Jurisdiction (specify district above)

☒ City ☐ County

Zoning District

NORTHWEST CITY

LDR

EXISTING CITY

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

AGFORVAC

N

KUB

KUB

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider

# REQUEST

DEVELOPMENT

☐ Development Plan ☒ Use on Review / Special Use

☒ Residential ☐ Non-Residential

☐ Home Occupation (specify): \_\_\_\_\_

☒ Other (specify): REQUEST PERMIT FOR 1 DUPLEX - 2x FAMILY DWELLING

SUBDIVISION

☐ Proposed Subdivision Name \_\_\_\_\_

Unit / Phase Number \_\_\_\_\_

☐ Parcel Change

☐ Combine Parcels ☐ Divide Parcel

Total Number of Lots Created: \_\_\_\_\_

☐ Other (specify): \_\_\_\_\_

☐ Attachments / Additional Requirements \_\_\_\_\_

☐ Zoning Change: \_\_\_\_\_

Proposed Zoning \_\_\_\_\_

☐ Plan Amendment Change: \_\_\_\_\_

Proposed Plan Designation(s) \_\_\_\_\_

ZONING

☐ Proposed Property Use (specify) \_\_\_\_\_

Proposed Density (units/acre) \_\_\_\_\_

Previous Rezoning Requests \_\_\_\_\_

☐ Other (specify): \_\_\_\_\_

STAFF USE ONLY

## PLAT TYPE

☐ Staff Review ☐ Planning Commission

## ATTACHMENTS

☐ Property Owners / Option Holders ☐ Variance Request

## ADDITIONAL REQUIREMENTS

☐ Design Plan Certification (Final Plat only)

☐ Use on Review / Special Use (Concept Plan only)

☐ Traffic Impact Study

FEE 1:

0402 450.00

FEE 2:

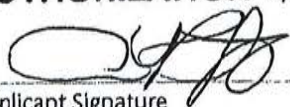
FEE 3:

TOTAL:

\$450.00

## AUTHORIZATION

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



AARON S. ROBERTS

06/17/2020

Applicant Signature

Please Print

Date

865-684-9045

doublearoberts83@gmail.com

Phone Number

Email



Sherry Muchienzi

7/2/2020

Staff Signature

Please Print

Date



