

# SPECIAL USE REPORT

► **FILE #:** 9-A-20-SU

**AGENDA ITEM #:** 27

**AGENDA DATE:** 9/10/2020

► **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:

► **POSTPONE** the application until the November 12, 2020 Planning Commission meeting as requested

**by the applicant.**

REVISION (9/9/2020): The postponement request was changed from the October Planning Commission meeting (30-day) to the November meeting (60-day).

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The applicant is requesting postponement to allow time to apply for a zoning variance to allow two driveways on a lot with less than 150 feet of frontage. The request is for a two-family dwelling (duplex) on a 18,922 sqft lot.

**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 applicant would like to have two driveways for the development but this will require the City of Knoxville Board of Zoning Appeals to approve a variance to reduce the minimum lot frontage from 150 feet to 105 feet for two driveways.

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

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.



**9-A-20-SU  
SPECIAL USE**

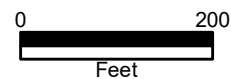


Duplex in RN-1 (Single-Family Residential Neighborhood)

Original Print Date: 8/6/2020 Revised:  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Roberts, Aaron R.

Map No: 80  
Jurisdiction: 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: 26%  
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 OF 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: "RM-1" PER CURRENT K.G.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.S. 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.B.S. NETWORK.
  - 6.) ELEVATIONS ARE BASED ON THE NAVD83 DATUM (GEOID09).

7/2/2020

9-A-20-SU

## 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 1952121800000000  
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

**SMOKEY MOUNTAIN LAND SURVEYING CO., INC.**  
MATTHEW J. DAWSON  
R.L.S. #3050  
P.O. BOX 9691  
KNOXVILLE, TN 37940  
PH: (865) 579-4275  
FAX: (865) 333-5768  
SMLS DWS NO. 2000155P

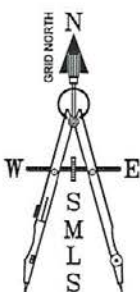


THIS IS TO CERTIFY THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR THE STATE OF TENNESSEE.

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 IS TO CERTIFY THAT I HAVE EXAMINED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP AND FOUND THE DESCRIBED LOT TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA.

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.







## 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:

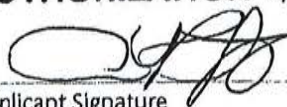
FEE 3:

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

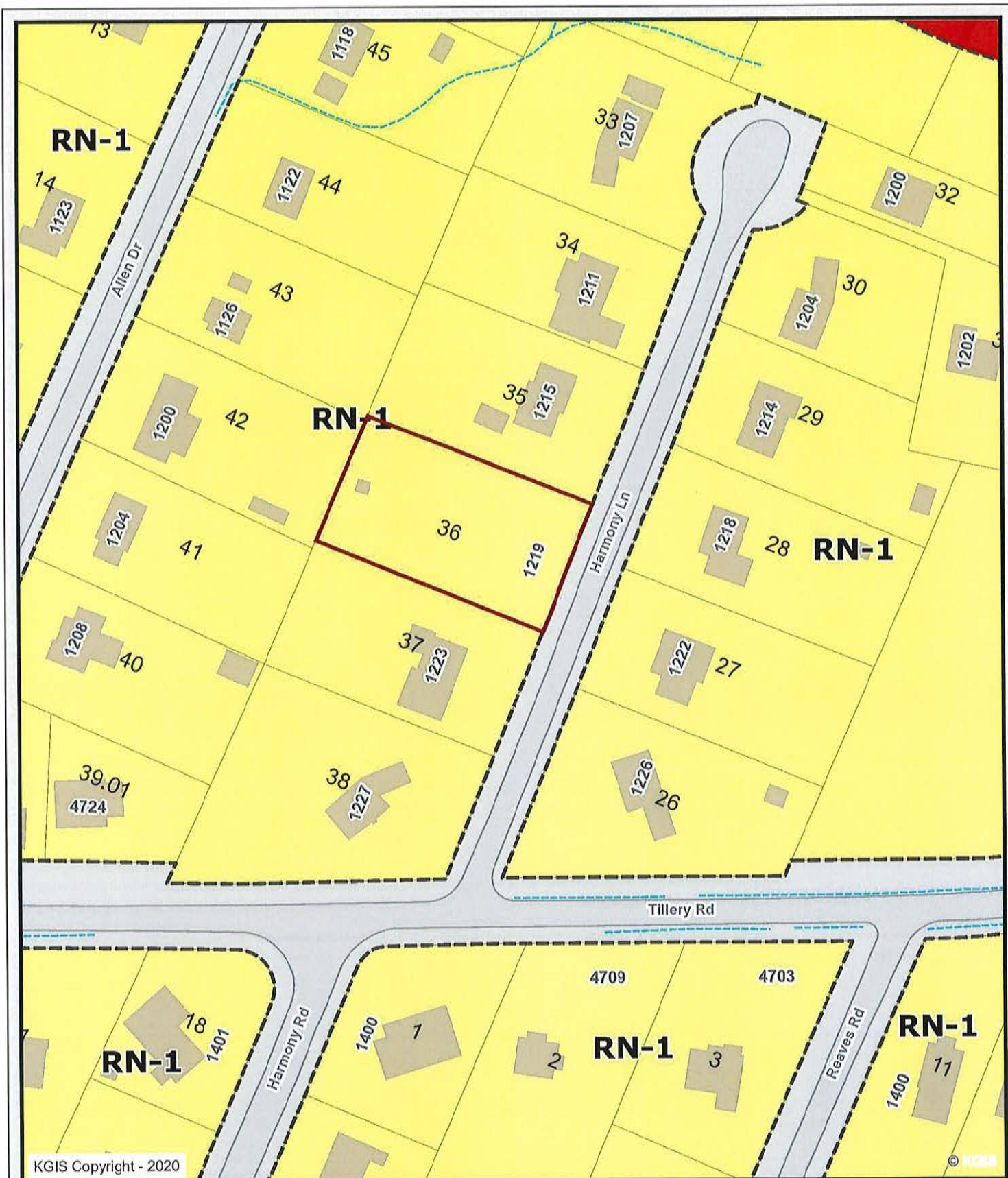
7/2/2020

Staff Signature

Please Print

Date





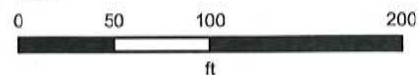
1219 Harmony Ln.

Knoxville - Knox County - KUB Geographic Information System

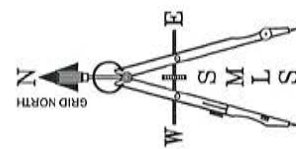
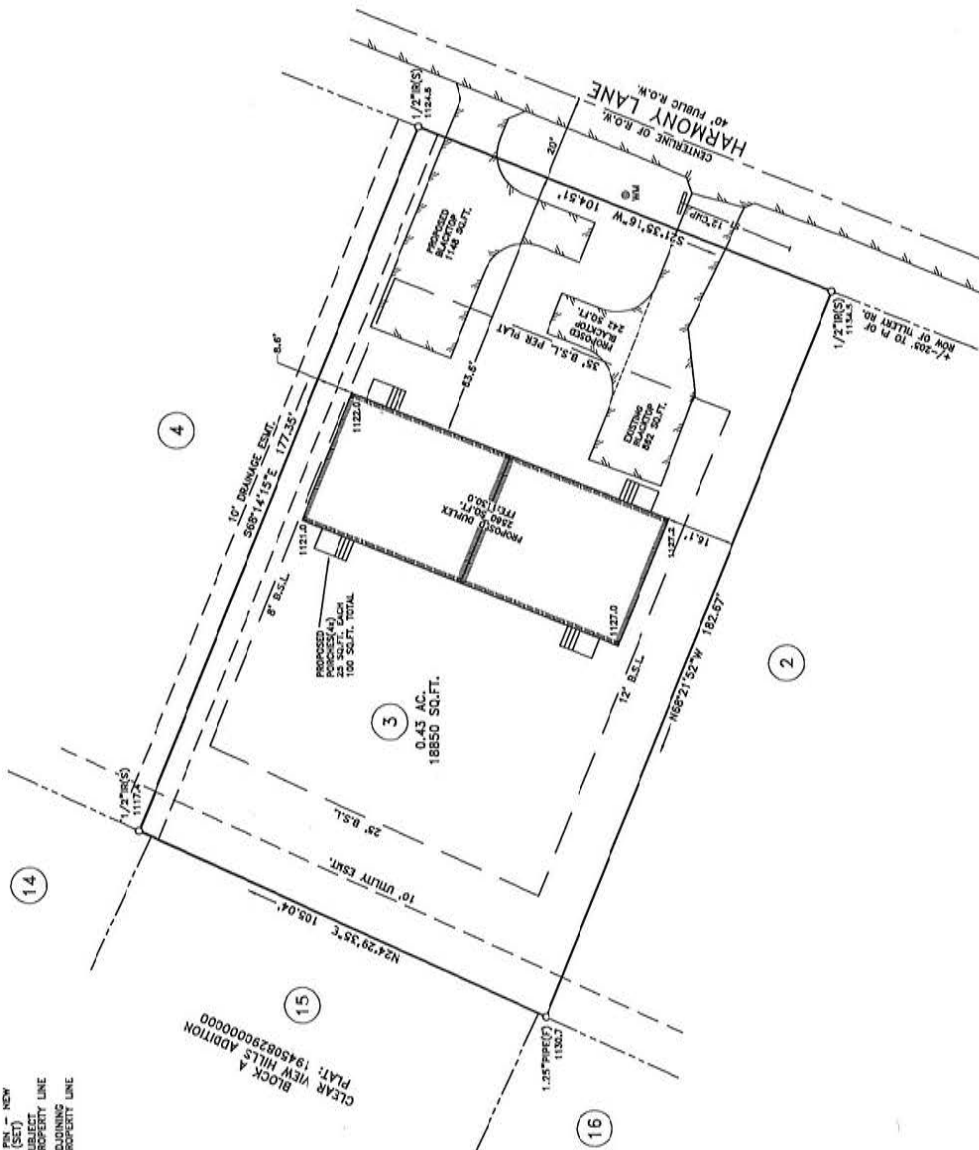
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- LEGEND OF SYMBOLS**
- WM Ø WATER METER
  - ST STORM DRAIN PIPE
  - PAYDANT
  - BUILDING
  - IRON - NEW
  - IRON (SET)
  - SUBJECT PROPERTY LINE
  - ADJOINING PROPERTY LINE



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**AARON S. & LESLIE E. ROBERTS**

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 LOT NO.: 3 BLOCK: 1000  
 ADDRESS: 1219 HARMONY LANE  
 DEED REFERENCE: 195212180000000  
 TAX MAP: 0800 GROUP B PARCEL 035  
 CITY BLOCK NO.: 41870 SCALE: 1"=20'  
 DATE: 06/26/2020 REVISION DATE: MJD  
 CENSUS TRACT NO.: 39.02 DRAWN BY: MJD  
 BEARING: BACK GRID NORTH



**NOTE:**  
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9-A-20-5U

SMOKEY MOUNTAIN LAND SURVEYING CO., INC.  
 MATTHEW J. DAWSON  
 R.L.S. #3050  
 P.O. BOX 989  
 JOSEPH, TN 37586  
 PH: (865) 579-4075  
 FAX: (865) 553-8788  
 STATE OF TENNESSEE  
 SURVEY NO. 20001552