



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).

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.