



# SPECIAL USE REPORT

► **FILE #:** 9-C-20-SU

**AGENDA ITEM #:** 28

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

► **APPLICANT:** STEVEN W. ABBOTT, JR.

OWNER(S): SAPOLA GP

TAX ID NUMBER: 109 D L 006

[View map on KGIS](#)

JURISDICTION: City Council District 1

STREET ADDRESS: 2317 Peachtree St.

► **LOCATION:** North side of Peachtree St., east of Fisher Pl.

► **APPX. SIZE OF TRACT:** 11037 square feet

SECTOR PLAN: South City

GROWTH POLICY PLAN: N/A

ACCESSIBILITY: Peachtree Street is a local road with an 18-ft pavement width inside a 28-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Baker Creek

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

► **EXISTING LAND USE:** SFR (Single Family Residential)

► **PROPOSED USE:** Two-family dwelling (duplex)

n/a

HISTORY OF ZONING: None noted for this property

SURROUNDING LAND USE AND ZONING: North: Single family residential (across the railroad right-of-way) - RN-1 (Single Family Residential)

South: Single family residential - RN-2 (Single Family Residential)

East: Single family residential - RN-2 (Single Family Residential)

West: Single family residential - RN-2 (Single Family Residential)

NEIGHBORHOOD CONTEXT: Peachtree Street consists of small-lot single-family detached houses. Lots along Peachtree Street range in area from 0.17 to 0.73 acres (7,400 to 31,800 square feet). Both RN-1 and RN-2 zoning are prevalent in the area.

## STAFF RECOMMENDATION:

► **Postpone the request to the October 8, 2020 Planning Commission meeting to allow the applicant time to work through site design issues with the City's Engineering Department.**

The applicant received comments from the City's Engineering Department the Monday before the meeting and will need to address these comments before the site plan can be approved by the City's Engineering staff and Knoxville-Knox County Planning Staff. The applicant sent an email on 9/9/2020 confirming the need to postpone.

## COMMENTS:

The Knoxville City Ordinance, Section 16.2E, states the following about conditions of approval for special uses:

1. Prior to final approval of the special use by the Knoxville-Knox County Planning Commission, the proposed conditions must be sent to City staff and Knoxville-Knox County Planning staff for review and recommendation.
2. Conditions placed upon the special use related to the physical development of the site must be shown on the site plan.
3. The Knoxville-Knox County Planning Commission may approve the special use with conditions after receipt of the staff recommendation.

Therefore, the remaining issues cannot be a condition to be resolved during the permitting process and must be finalized before the Planning Commission would be able to approve the special use.

ESTIMATED TRAFFIC IMPACT: 28 (average daily vehicle trips)

- 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.