

SPECIAL USE REPORT

► **FILE #:** 8-A-21-SU

AGENDA ITEM #: 30

AGENDA DATE: 8/12/2021

► **APPLICANT:** BENCHMARK ASSOCIATES, INC.

OWNER(S): James M. & Roxana T. Loftis

TAX ID NUMBER: 124 H G 023

[View map on KGIS](#)

JURISDICTION: City Council District 1

STREET ADDRESS: 301 Tania Ln.

► **LOCATION:** North side of Tania Lane, southwest of Thomas Road

► **APPX. SIZE OF TRACT:** 14800 square feet

SECTOR PLAN: South City

GROWTH POLICY PLAN: N/A

ACCESSIBILITY: Access is via Tania Ln., a local street with approximately 15-ft of pavement width within 40-ft of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Knob Creek and Holston and French Broad

► **ZONING:** RN-1 (Single-Family Residential Neighborhood)

► **EXISTING LAND USE:** Vacant

► **PROPOSED USE:** Two-family dwelling

5.8 du/ac

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Single-family residential / RN-1 (Single-Family Residential Neighborhood)

South: Single-family residential, vacant land / RN-1 (Single-Family Residential Neighborhood)

East: Single-family residential / RN-1 (Single-Family Residential Neighborhood)

West: Vacant land / C-H-2 (Highway Commercial) and RN-1 (Single-Family Residential Neighborhood)

NEIGHBORHOOD CONTEXT: The subject property is located north of Chapman Highway, east of the Lake Forest neighborhood and north of the Colonial Village neighborhood. The surrounding area is developed primarily with single family houses in the RN-1 zone and commercial uses along Chapman Highway in the C-H-2 zone.

STAFF RECOMMENDATION:

► **Approve the request for a two-family dwelling in the RN-1 zone, subject to 4 conditions.**

1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance, including but not limited to the principal use standards for two-family dwellings (Article 9.3.J.) and off-street parking (Article 11).

2. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
3. Replatting the property to obtain a minimum lot size of 15,000 sqft, as required for two-family dwellings in the RN-1 (Single-Family Residential Neighborhood) zoning district.
4. Modifying the site plan so that the units share a common wall within an enclosed space such as a garage, with a roofline that matches that of the overall structure. The revised architectural elevations shall be consistent with those shown in the attached plans and are to be reviewed and approved by Planning Commission staff.

With the conditions noted, this plan meets the requirements for approval in the RN-1 District and the criteria for approval of a special use.

COMMENTS:

This proposal is for a new one-story, two-family dwelling at the terminus of Tania Lane. The property owner owns the adjacent house that fronts on Thomas Road and, if this request is approved, will replat the two lots so the subject lot has a minimum area of 15,000 sqft that is required for two-family dwellings in the RN-1 zone. The existing lot is 14,800 sqft. The two lots are large enough to create legal lots and meet all required dimensional standards for the requested two-family dwelling and the existing house.

The two attached carports is not an acceptable method for connecting the units in a two-family dwelling. The two units must be connected by enclosed space and there should not be a distinguishable change in the roofline at the point of connection, such as using a flat roof if the main portion of the structure has a pitched roof.

STANDARDS FOR EVALUATING A SPECIAL USE (ARTICLE 16.2.F.2.)

1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND THE ONE-YEAR PLAN.

- a. The One Year Plan and South City Sector Plan designation for this site are LDR (Low Density Residential) which allows consideration of up to 6 du/ac.
- b. The proposed density of 5.8 du/ac is consistent with the sector plan and One Year Plan.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ZONING CODE.

- a. The RN-1 zone is intended to accommodate traditional low density residential neighborhoods in the City of Knoxville, exhibiting a predominant development pattern of single-family homes on relatively large lots and with generous setbacks. Two-family dwellings may also be allowed by special use approval.
- b. The RN-1 zone requires a minimum lot size of 15,000 sqft for two-family dwellings. If this request is approved, the applicant proposes to increase the subject lot size to a minimum of 15,000 sqft by adjusting the lot line between the two adjacent lots under common ownership.
- c. Two-family dwellings that are new construction are subject to the principal use standards below (Article 9.3.J.):

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.

* The primary entrance for both units face the street and have porch features.

2. Windows, entrances, porches, or other architectural features are required on all street-facing facades to avoid the appearance of blank walls.

* The proposed structure includes windows, entrances, and porches on the street-facing façade (Tania Lane). The southern lot line is along a recorded right-of-way called Williams Road but it was never built. The proposed structure does have windows facing Williams Road but the intent of this zoning standard is to address facades that face existing roads.

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.

* The applicant states that the transparency exceeds 15 percent. This must be verified before permits are issued.

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.

* The width of the outer extent of the single-car garages and carports, as proposed, is 52 percent of the total width of the building. The garage width should remain below 60 percent of the structure width when the carports are removed or converted to enclosed garage space.

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.

- * The front-facing garages are set back approximately 6.20-ft from the front building façade line.
- d. The off-street parking regulations only allow one driveway for residential lots less than 150-ft wide. The lot is currently 144-ft wide and will be 146-ft wide when the lot is increased in size.
- e. The maximum width for residential driveways is 25-ft but it can be flared to provide adequate access to a garage.
- f. The proposed driveway meets the off-street parking standard because it is 25-ft wide and flares when it approaches the garages.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

- a. The proposed one-story structure is consistent with the neighborhood which consists primarily of one-story houses.
- b. The only other house that fronts Tania Lane is a one-story, ranch-style structure with a carport to the side.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY OR BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC, CONGESTION, OR OTHER IMPACTS DETRACT FROM THE IMMEDIATE ENVIRONMENT.

- a. The proposed two-family dwelling is considered a low-density residential use and is permitted in the RN-1 zone as a Special Use.
- b. The subject lot is on a short dead end street with only one other existing house.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

- a. The proposed two-family dwelling is a residential use that will draw similar traffic as other residential uses in the neighborhood.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

- a. The uses immediately surrounding the subject lot are residential and will not pose a potential hazard or undesirable environment.

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)

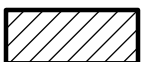
Schools affected by this proposal: Dogwood Elementary, South Doyle Middle, and South Doyle High.

- 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.



**8-A-21-SU
SPECIAL USE**



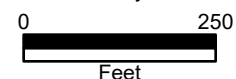
Two-family dwelling in RN-1 (Single-Family Residential Neighborhood)

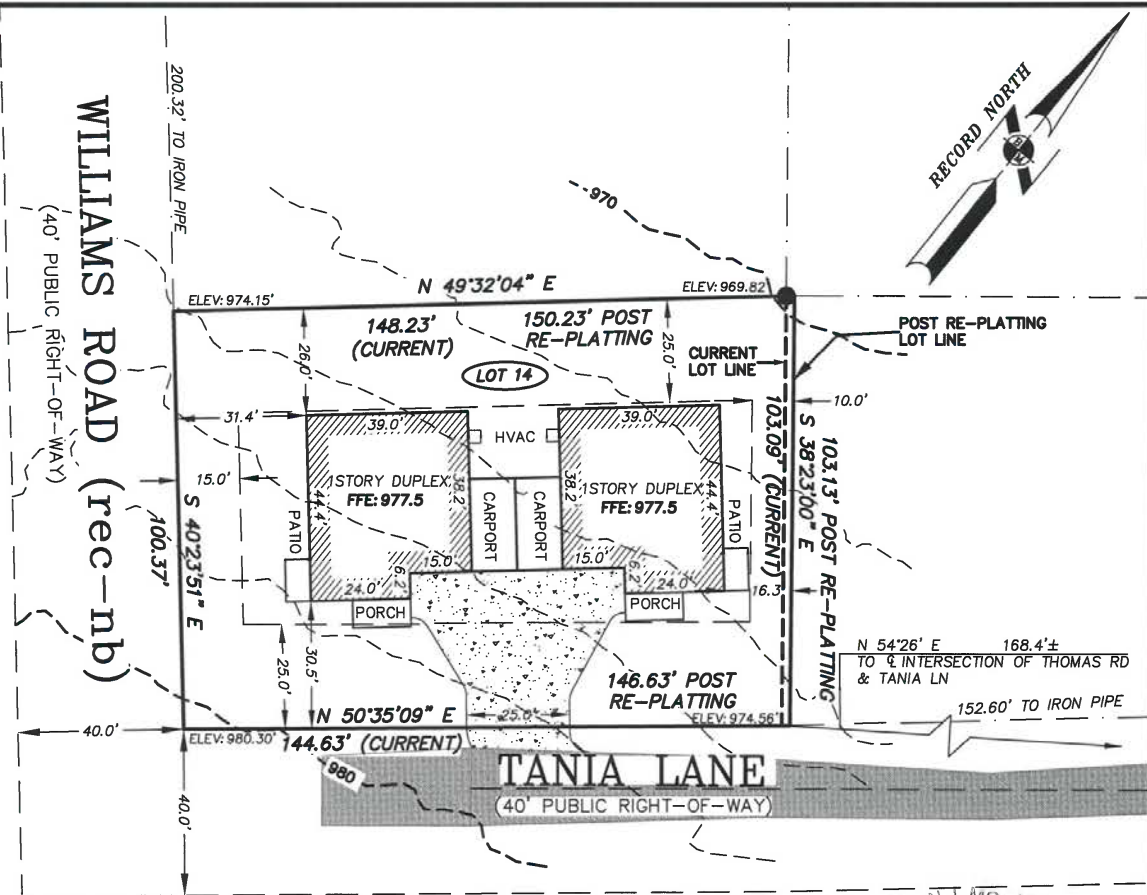
Original Print Date: 7/6/2021
 Revised:
 Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Benchmark Associates, Inc.

Map No: 124

Jurisdiction: City



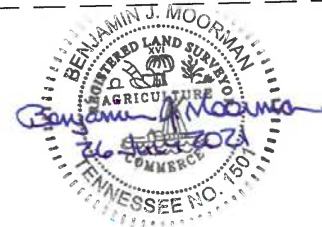


NOTES

- 1) CURRENT PROPERTY RECORD INFORMATION AS FOLLOWS:
PARCEL 023 STANDS IN THE NAME OF JAMES M. & ROXANA T. LOFTIS AND IS OF RECORD AS INST. #202011130039935 AND IS FURTHER REPRESENTED IN MAP BOOK 16, PAGE 54, BOTH OF THE REGISTER'S OFFICE KNOX COUNTY, TENNESSEE.
- 2) RECORD NORTH REFERENCES THE PLAT OF MARGARET K. THOMAS & W. L. THOMAS KING SUBDIVISION, BEING DATED 28 MAY, 1946 AND BEING OF RECORD IN MAP BOOK 16, PAGE 54 OF THE R.O.K.C. TENNESSEE.
- 3) PROPERTY IS ZONED RESIDENTIAL "RN-1" DISTRICT AND MAINTAINS THE FOLLOWING SETBACKS:
FRONT: 25'
SIDE: 8'
REAR: 25'
- 4) PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND SETBACKS OF RECORD.

PLANNING FILE #8-A-21-SU

8-A-21-SU
7/26/2021

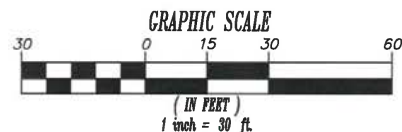


SPECIAL USE SITE PLAN

FOR: Mike Loftis
LOCATION: o Williams Road, Tennessee 37920
Within the Corporate Limits of the City of
Knoxville, Tennessee
SUBDIVISION: Margaret K. Thomas & W. L. King Subdivision
LOT NUMBER: 14 BLOCK: N/A SCALE: 1" = 30'
BM-NUMBER: 20292 DATE: 2 June 2021
RECORD: Map Book 16, Page 54; R.O.K.C., Tennessee

LEGEND

- 3/4" IRON PIN
- ① LOT NUMBERS
- N 0°0'0" E FOUND CALLS
- ASPHALT SURFACE
- CONCRETE SURFACE



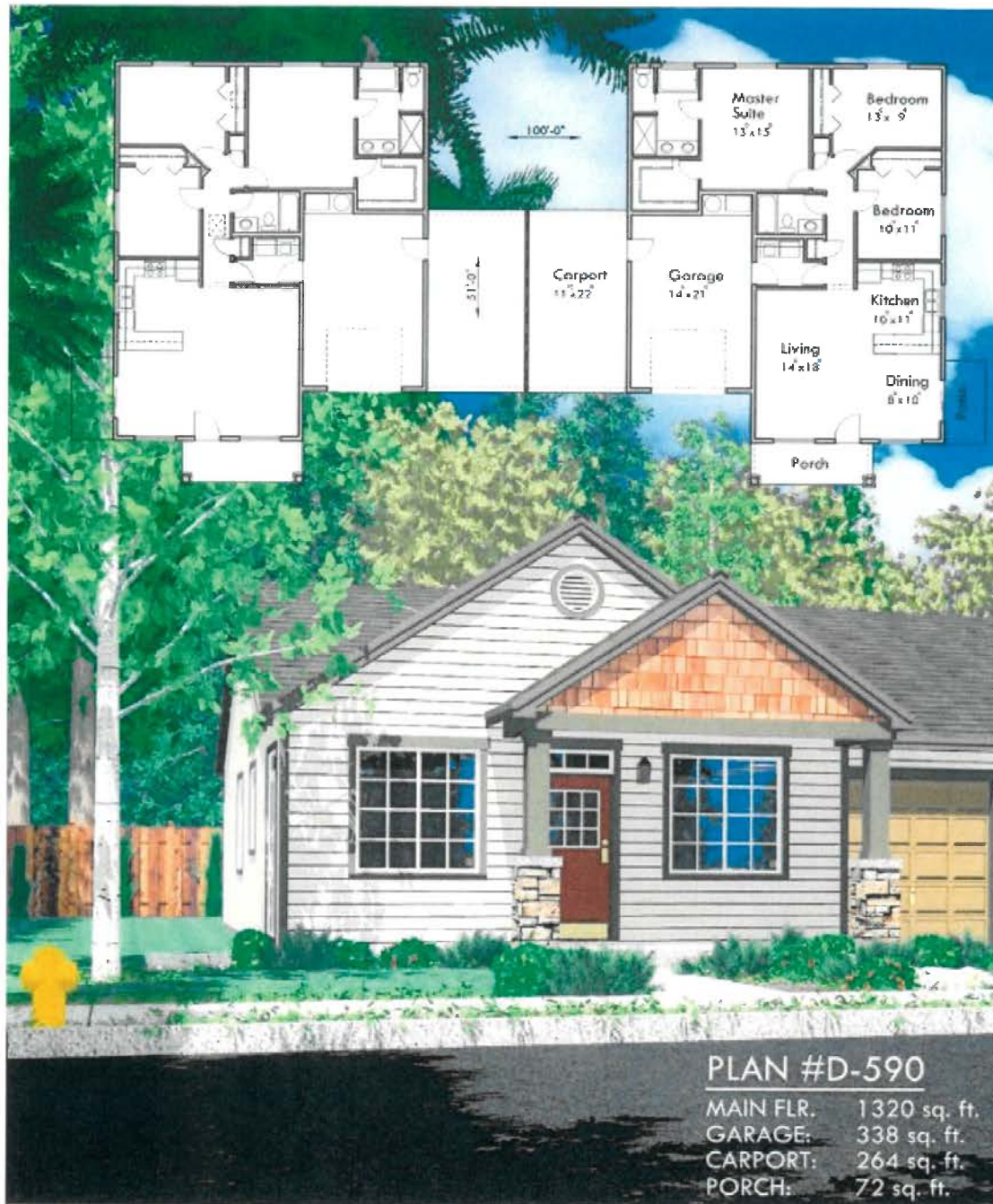
Member:
Tennessee Association
of Professional Surveyors

BENCHMARK ASSOCIATES, INC.

Land Planners • Land Surveyors

10308 Hardin Valley Road
Knoxville, Tennessee 37932

Phone (865) 692-4090
Facsimile (865) 692-4091



**SPECIAL USE
BUILDING PLAN**

PLANNING FILE #8-A-21-SU

FOR: Mike Loftis
 LOCATION: o Williams Road, Tennessee 37920
Within the Corporate Limits of the City of
Knoxville, Tennessee
 SUBDIVISION: Margaret K. Thomas & W. L. King Subdivision
 LOT NUMBER: 14 BLOCK: N/A SCALE: 1" = 30'
 BM-NUMBER: 20292 DATE: 2 June 2021
 RECORD: Map Book 16, Page 54; R.O.K.C., Tennessee

NOTES:

1. TRANSPARENCY EXCEEDS THE 15% REQUIREMENT.
2. INCLUSIVE OF CARPORTS, GARAGE WIDTHS ARE 52% OF TOTAL WIDTH OF BUILDING.

**8-A-21-SU
7/26/2021**



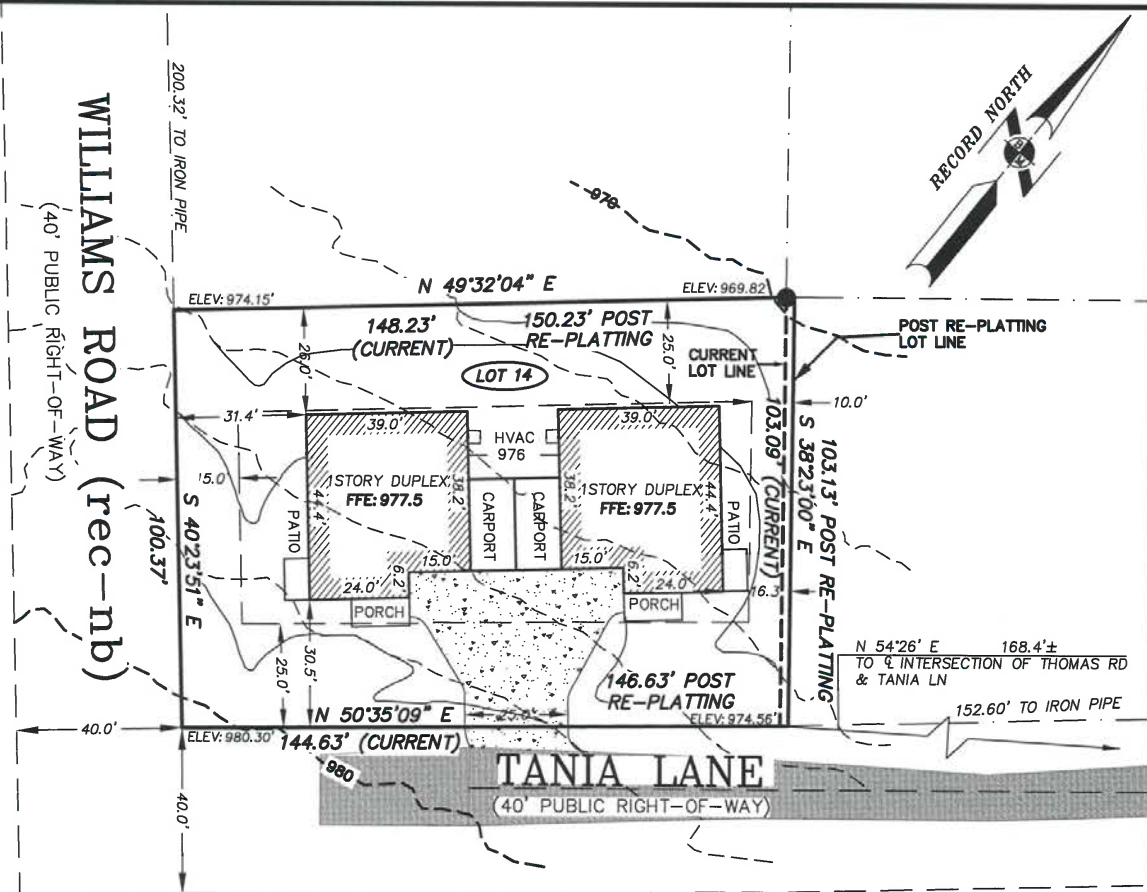
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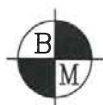
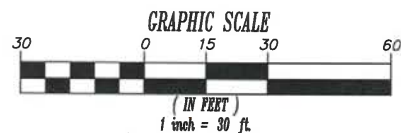
PLANNING FILE #8-A-21-SU

SPECIAL USE GRADING PLAN

FOR: Mike Loftis
LOCATION: o Williams Road, Tennessee 37920
Within the Corporate Limits of the City of
Knoxville, Tennessee
SUBDIVISION: Margaret K. Thomas & W. L. King Subdivision
LOT NUMBER: 14 BLOCK: N/A SCALE: 1" = 30'
BM-NUMBER: 20292 DATE: 2 June 2021
RECORD: Map Book 16, Page 54: R.O.K.C., Tennessee

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DEVELOPMENT REQUEST

DEVELOPMENT

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

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ Rezoning

Benchmark Associates, Inc.

Consultant

Applicant Name

Affiliation

~~25 February 2021~~
June 2,

12 August
13 May 2021

8-A-21-SU

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

Benjamin J. Moorman

Benchmark Associates, Inc.

Name

Company

PO Box 23892

Knoxville

Tennessee

37933

Address

City

State

Zip

865-692-4090

bmoorman@bma-ls.com

Phone

Email

CURRENT PROPERTY INFO

James M. & Roxana T. Loftis

1061 Chevy Drive, Knoxville, TN 37922

843-609-5733

Owner Name (if different)

Owner Address

Owner Phone

~~0 Williams Road~~ / 301 & 303 Tania Lane

124HG023

Property Address

Parcel ID

NE margin of Williams Rd (rec-nb) & NW margin Tania Ln

14,800+/- sq. ft.

General Location

Tract Size

1st City Council District, City of Knoxville

RN-1

Jurisdiction (specify district above) ☒ City ☐ County

Zoning District

South City

LDR

~~City~~

N/A

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

Vacant

No

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): Duplex

SUBDIVISION

☐ Proposed Subdivision Name

Unit / Phase Number

☐ Parcel Change

☐ Combine Parcels ☐ Divide Parcel

Total Number of Lots Created: _____

☐ Other (specify):

☐ Attachments / Additional Requirements

ZONING

☐ Zoning Change:

Proposed Zoning

☐ Plan Amendment Change:

Proposed Plan Designation(s)

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.

Benjamin J. Moorman

Applicant Signature

Benjamin J. Moorman

Please Print

02 June 25 February 2021

Date

865-692-4090

Phone Number

bmoorman@bma-ls.com

Email

Sherry Muchienzi

Staff Signature

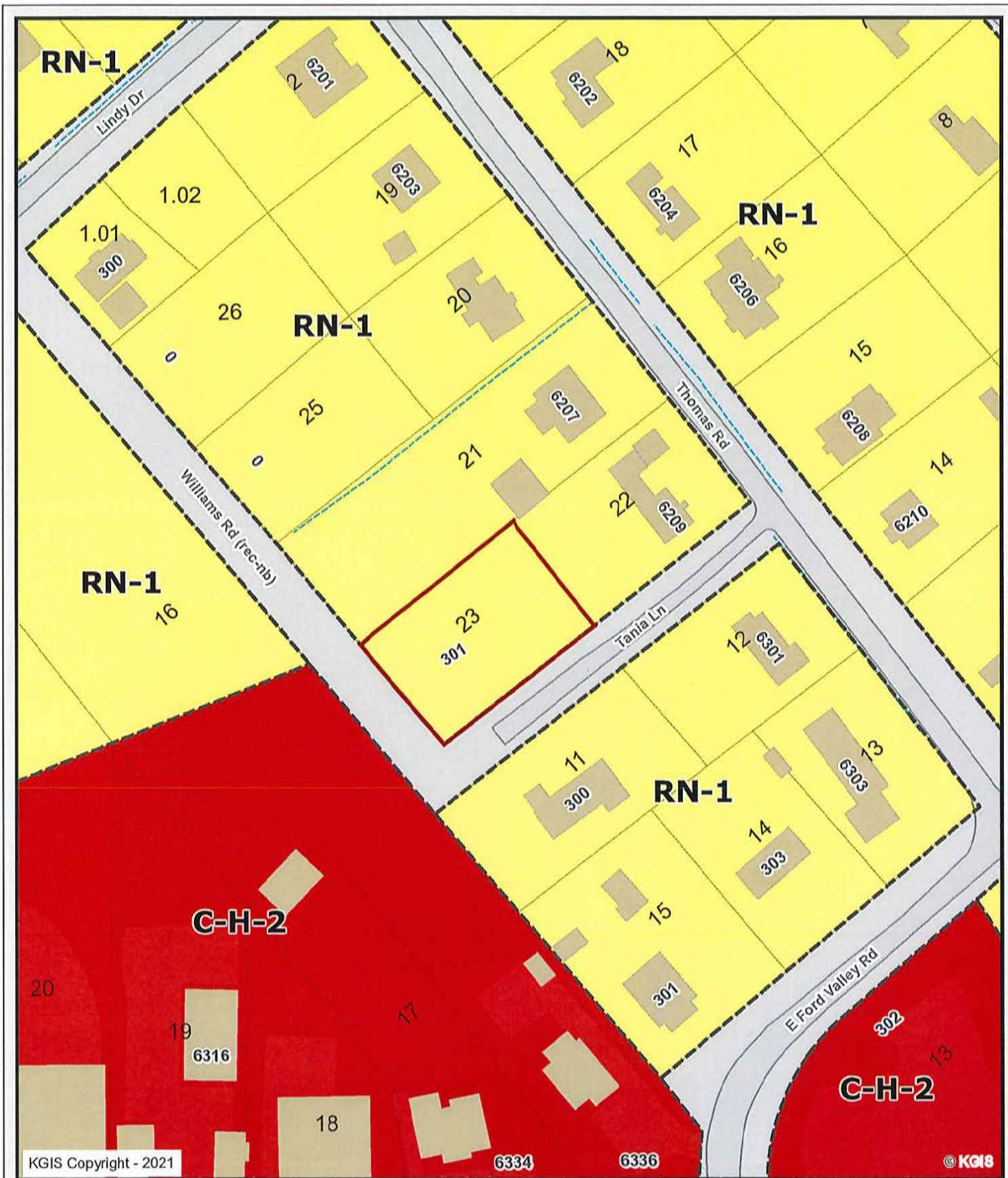
Sherry Muchienzi

Please Print

Date

6/2/2021

6/3/21 swm

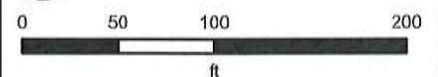


Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



Printed: 6/2/2021 at 4:01:06 PM



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