



# SPECIAL USE REPORT

▶ **FILE #:** 1-B-21-SU

**AGENDA ITEM #:** 36

**AGENDA DATE:** 1/14/2021

▶ **APPLICANT:** CASSIDY MELHORN

OWNER(S): Cassidy Melhorn / Volhomes, LLC

TAX ID NUMBER: 59 P D 038

[View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS: 3110 Greenway Dr.

▶ **LOCATION:** South side of Greenway Dr., East of Josephine Rd.

▶ **APPX. SIZE OF TRACT:** 11479 square feet

SECTOR PLAN: North City

GROWTH POLICY PLAN: N/A

ACCESSIBILITY: Access is via Greenway Dr., is a major collector with 19' of pavement width within 40' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Whites Creek

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

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

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

7.6 du/ac

HISTORY OF ZONING: The property was rezoned from RN-1 to RN-2 in November 2020 (10-G-20-RZ).

SURROUNDING LAND USE AND ZONING: North: Rural residential -- RN-1 (Single Family Residential Neighborhood) and HP (Hillside Protection Overlay)

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

East: Single family residential, Contractor office -- RN-1 (Single Family Residential Neighborhood) and I-G (General Industrial)

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

NEIGHBORHOOD CONTEXT: Greenway Drive is bordered by large-lot (1 acre and greater) single family detached residential on the north and by a mix of large and small-lot (down to 1/4 acre) single family residential on the south. A landscaping contractors office is located nearby to the east in the I-G zone.

## STAFF RECOMMENDATION:

▶ **APPROVE the request for a two-family dwelling in the RN-2 zone, 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 all applicable 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-2 District and the criteria for approval of a special use.

#### **COMMENTS:**

This request is for a two-family dwelling in a house that was originally constructed as a single-family dwelling. The structure is one-story with a full basement and there will be one unit per level. The exterior design of the structure will not change so it will continue to have the appearance of a single-family residence. The existing circular driveway in the front yard and the driveway that extends to the rear of the structure will remain and are not proposed to change.

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

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

- a. The One Year Plan and North City Sector Plan designation for this site are MDR (Medium Density Residential) which allows consideration of up to 24 du/ac.
- b. The proposed density of 7.6 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-2 zone is intended to accommodate low-density single-family residential development on relatively small lots with smaller setbacks within the City of Knoxville. Two-family dwellings may also be allowed by special use approval.
- b. The RN-2 zone requires a minimum lot size of 10,000 sqft for two-family dwellings.
- c. The subject lot is approximately 11,479 sqft.
- d. Two-family dwellings that are new construction are subject to the principal use standards in Article 9.3.J.
- e. The subject structure already exists so it is not subject to the principal use standards for two-family dwellings.

##### **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 structure was originally constructed as a one-story, single-family residence with a full basement.
- b. The other houses in this block and on the south side of Greenway Drive are also one-story residences with basements.
- c. This proposal does not alter the size or exterior design of the structure so it will have the appearance of a single-family residence.
- d. The two-family dwelling will have one dwelling on the main level and one dwelling in the basement. The main level unit will use two existing entry doors, one on the front elevation facing Greenway Drive and one on the east elevation facing the side driveway. The basement level unit will use the existing doorway on the rear of the structure.
- e. The parking will be located on the existing circular driveway in front of the structure and on the driveway to the rear of the house.

##### **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-2 zone as a Special Use.
- b. Greenway Drive is a major collector street that is lined primarily with single-family residential uses on varying lot sizes.
- c. A significant portion of the south side of Greenway Drive to the east is zoned I-G (General Industrial) and could be expected to transition to new uses in the future. The I-G zoning starts one house lot to the east of the subject lot.

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

- a. Additional traffic will not be drawn through residential streets because Greenway Drive is a major collector street and the addition of one dwelling unit will not result in a significant increase in traffic in this area.

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.
- b. The I-G zoned properties to the east are largely undeveloped or used for residential purposes. The closest business, which is southeast of the subject lot, is a landscaping business that uses the property as an office and storage for vehicles and products that they use off-site.

ESTIMATED TRAFFIC IMPACT: 28 (average daily vehicle trips)

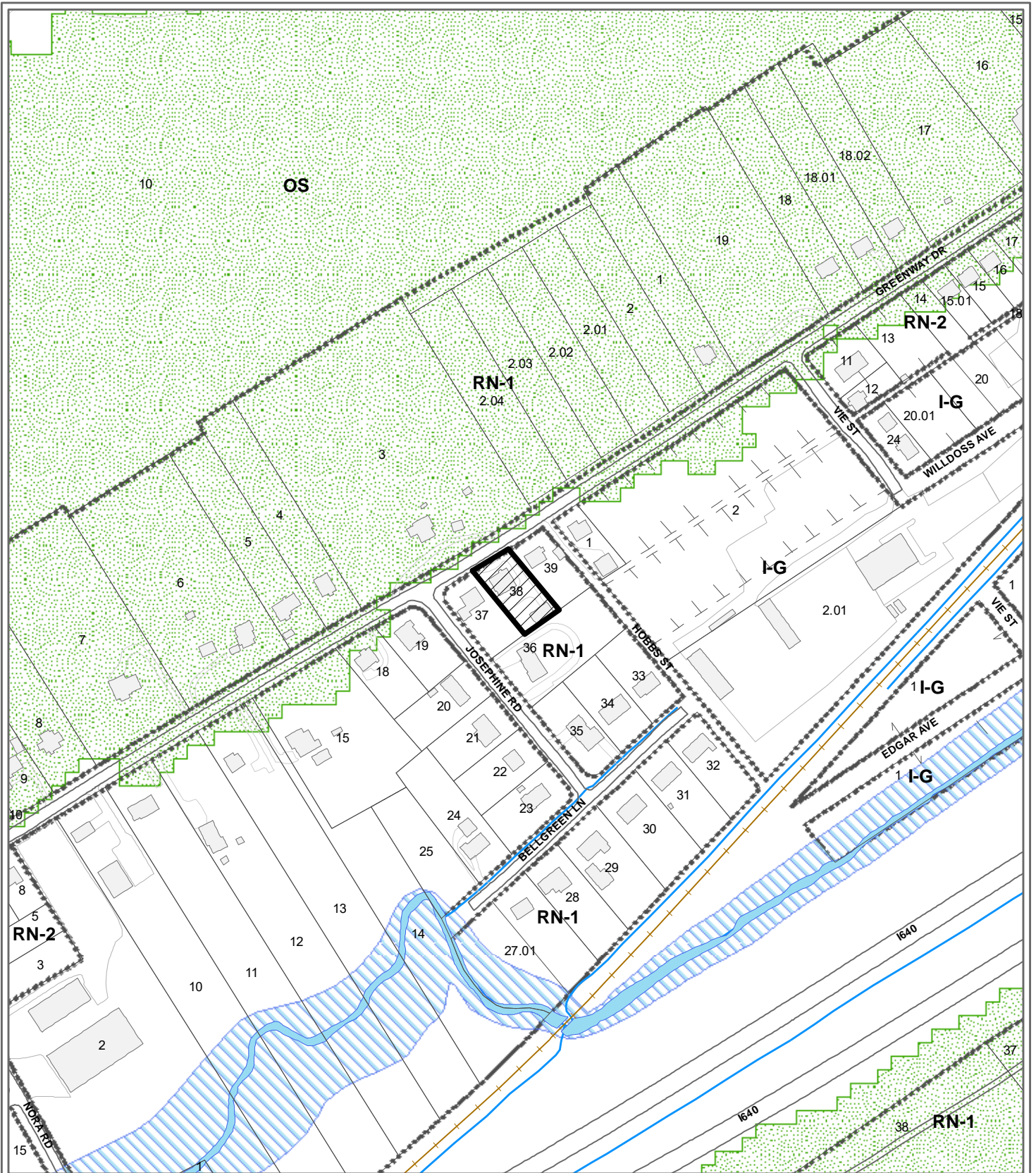
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: Shannondale Elementary, Gresham Middle, and Central High.

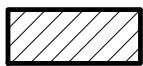
- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries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



**1-B-21-SU  
SPECIAL USE**

Petitioner: Melhorn, Cassidy



Two-family dwelling (duplex) in  
RN-2 (Single-Family Residential Neighborhood)

Original Print Date: 12/7/2020      Revised:  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Map No: 59  
Jurisdiction: City



Planning Comments 1:



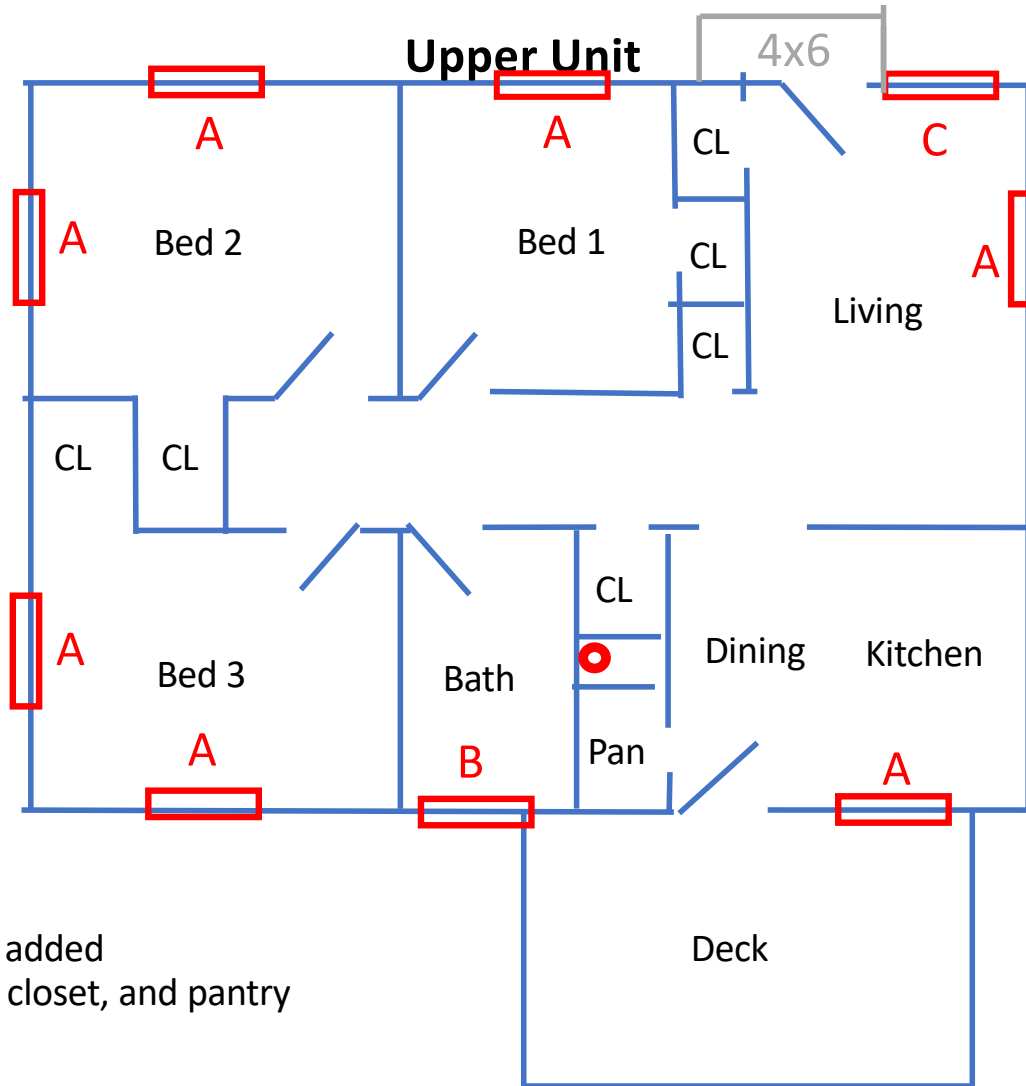
Planning Comments 1a:



General Engineering Comments 2:



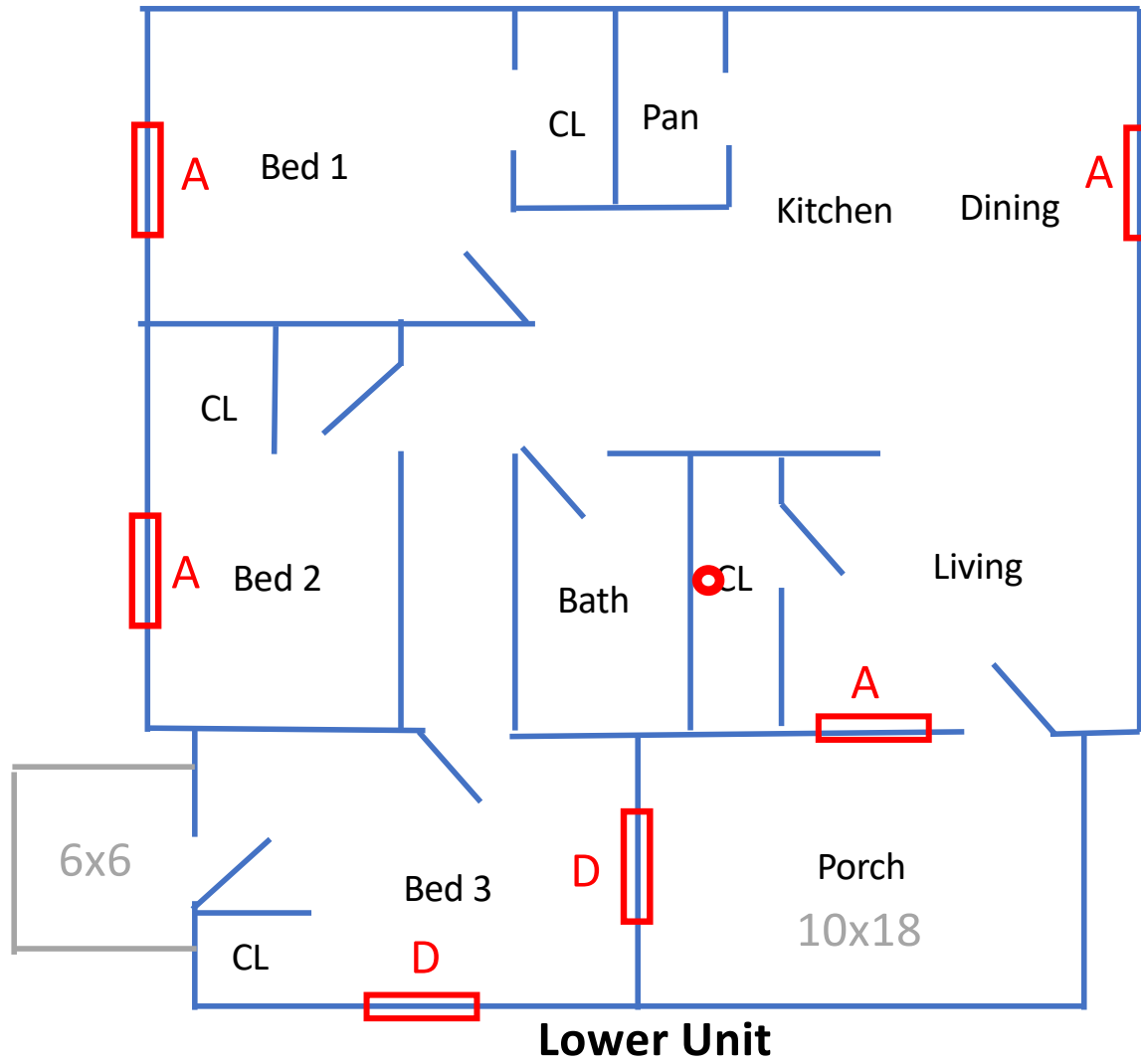
1-B-21-SU  
11/24/2020



- A – 36" x 36" window
- B – 17" x 36" window
- C – 48" x 60" window
- D – 36" x 28" window
- – 3" fire collar

LVP flooring to be added  
in kitchen, dining, closet, and pantry  
area







# Development Request

## DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

## SUBDIVISION

- Concept Plan
- Final Plat

## ZONING

- Plan Amendment
  - SP
  - OYP
- Rezoning

Cassidy Melhorn

Owner

Applicant Name

Affiliation

11/24/2020

January 14, 2021

File Number(s)

Date Filed

Meeting Date (if applicable)

1-B-21-SU

## 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

Cassidy Melhorn

Volhomes, LLC

Name

Company

135 Baker Meadows Ln

Clinton

TN

37716

Address

City

State

ZIP

865-719-0221

cassidymelhorn@gmail.com

Phone

Email

## CURRENT PROPERTY INFO

Volhomes C/O Cassidy Melhorn

135 Baker Meadows Ln

865-719-0221

Owner Name (if different)

Owner Address

Owner Phone

3110 Greenway Dr Knoxville TN 37918

059PD038

Property Address

Parcel ID

## STAFF USE ONLY

South side of Greenway Dr. between Josephine Rd. and Hobbs St., east of N. Broadway Ave.

11,479 sq. ft.

General Location

Tract Size

District 4

RN-2 (Single Family Residential)

Jurisdiction (specify district above)

- City
- County

Zoning District

North City

MDR (Medium Density Residential)

N/A (Within City limits)

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

Single family residential

N

KUB

KUB

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider

### DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Use on Review / Special Use <input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential Home Occupation (specify) _____  Other (specify) <u>Duplex use within RN-2</u>	Related City Permit Number(s)   
---	---

### SUBDIVISION REQUEST

Proposed Subdivision Name _____	Related Rezoning File Number
Unit / Phase Number _____ <input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel Total Number of Lots Created _____  <input type="checkbox"/> Other (specify) _____ <input type="checkbox"/> Attachments / Additional Requirements	

### ZONING REQUEST

<input type="checkbox"/> Zoning Change _____ Proposed Zoning _____	Pending Plat File Number
<input type="checkbox"/> Plan Amendment Change _____ Proposed Plan Designation(s) _____  Proposed Density (units/acre) _____    Previous Rezoning Requests _____ <input type="checkbox"/> Other (specify) _____	

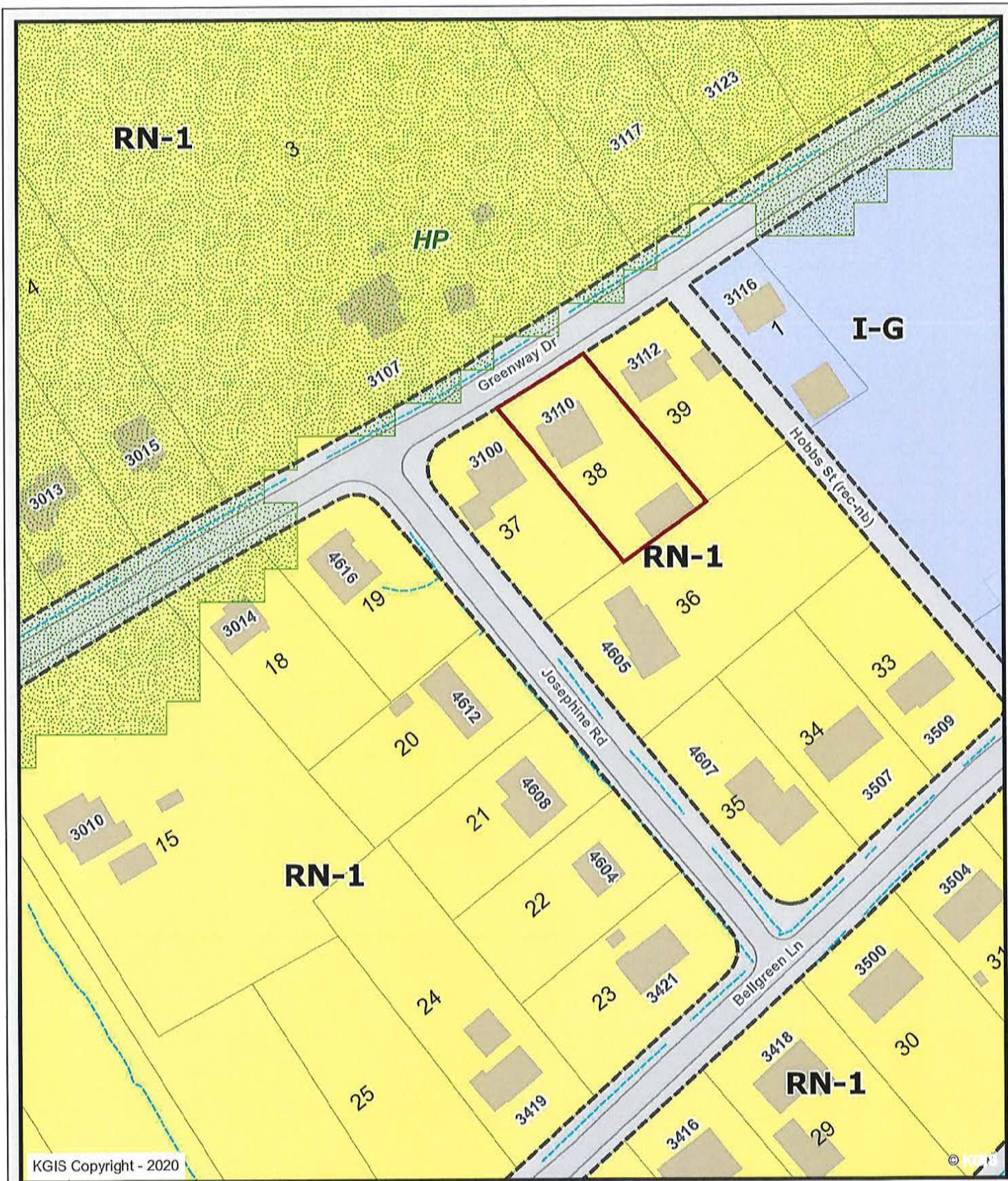
### STAFF USE ONLY

<b>PLAT TYPE</b> <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission <b>ATTACHMENTS</b> <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request <b>ADDITIONAL REQUIREMENTS</b> <input type="checkbox"/> Design Plan Certification ( <i>Final Plat</i> ) <input type="checkbox"/> Use on Review / Special Use ( <i>Concept Plan</i> ) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist ( <i>Hillside Protection</i> )	<table border="1"> <tr> <td>Fee 1</td> <td></td> <td rowspan="3">Total \$900.00</td> </tr> <tr> <td>0403</td> <td>\$900.00</td> </tr> <tr> <td>Fee 2</td> <td></td> </tr> <tr> <td>Fee 3</td> <td></td> <td></td> </tr> </table>	Fee 1		Total \$900.00	0403	\$900.00	Fee 2		Fee 3		
Fee 1		Total \$900.00									
0403	\$900.00										
Fee 2											
Fee 3											

### AUTHORIZATION

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

	Cassidy Melhorn	11/24/2020
Applicant Signature	Please Print	Date
865-719-0221	cassidymelhorn@gmail.com	
Phone Number	Email	
	Michelle Portier	11/24/2020
Staff Signature	Please Print	Date

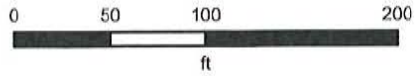


KGIS Copyright - 2020

Letter Portrait



Printed: 11/24/2020 at 10:21:46 AM



Knoxville - Knox County - KUB Geographic Information System

KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.