



# SPECIAL USE REPORT

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▶ **FILE #:** 3-A-22-SU **AGENDA ITEM #:** 48  
POSTPONEMENT(S): 3/10/2022 **AGENDA DATE:** 4/14/2022  
▶ **APPLICANT:** T. DEAN LARUE  
OWNER(S): T. Dean LaRue

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TAX ID NUMBER: 106 A A 00304 **[View map on KGIS](#)**  
JURISDICTION: City Council District 3  
STREET ADDRESS: 2332 Robinson Rd.  
▶ **LOCATION:** South side of Robinson Road, south of Tori Road  
▶ **APPX. SIZE OF TRACT:** 0.39 acres  
SECTOR PLAN: Northwest County  
GROWTH POLICY PLAN:  
ACCESSIBILITY: Access is via Robinson Road, a minor collector street with a pavement width of 20-ft within a right-of-way of 60-ft.  
UTILITIES: Water Source: Knoxville Utilities Board  
Sewer Source: Knoxville Utilities Board  
WATERSHED: Ten Mile Creek

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▶ **ZONING:** RN-2 (Single-Family Residential Neighborhood)  
▶ **EXISTING LAND USE:** SFR (Single Family Residential)  
▶ **PROPOSED USE:** Two-family dwelling

HISTORY OF ZONING: 11-F-19-RZ: A-1 and RP-1 and R-1 to RP-1  
SURROUNDING LAND USE AND ZONING: North: Single family houses -- RN-2 & RN-1 (Single Family Residential Neighborhood)  
South: Multi-family dwellings -- RN-5 (General Residential Neighborhood)  
East: Single family houses -- RN-1 (Single Family Residential Neighborhood)  
West: Two-family dwellings -- RN-3 (General Residential Neighborhood)  
NEIGHBORHOOD CONTEXT: This property is located in a residential area developed with single-family, two-family and multi-family residential uses in the RN-1, RN-2, RN-3, and RN-5 zones.

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## STAFF RECOMMENDATION:

- ▶ **Approve the request for a two-family dwelling in the RN-2 zone, subject to 6 conditions.**
1. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
  2. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance and zoning interpretations by the City's Plans Review and Inspections Department.
  3. Site distance would need to be evaluated by a design professional to ensure safety for traffic traveling from

the East to West for all driveways.

4. Robinson Rd is a collector so backing of vehicles would not be allowed in ROW. Turnaround space for all required vehicle parking is required to be shown.
5. All existing conditions (driveways, sheds, etc.) should be shown and be indicated to remain or be removed.
6. Proximity of driveways to Tori Rd are not shown. The driveway placement should be moved to the far east portion of the lot to minimize traffic and safety conflicts. Alternatively, a design professional could be consulted to evaluate the safety of the placement of the driveways as currently proposed. (Site distance evaluation should be for final proposal of driveway locations).

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:**

**STANDARDS FOR EVALUATING A DUPLEX AS 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 Northwest County Sector Plan designation for this parcel is LDR (Low Density Residential). The proposed duplex is consistent with the LDR land use classification, which allows attached housing.

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 sq ft for two-family dwellings. The subject lot is approximately 16,976 sq ft.

C. Two-family dwellings that are new construction are subject to the principal use standards in Article 9.3.J.

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. Duplexes are located in the surrounding area, as well as single family residential homes. The applicant is also requesting a second duplex on a nearby parcel within 40-ft of this parcel as part of case (3-B-22-SU).

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. As stated previously, there are existing duplexes in this part of the neighborhood. An additional duplex is not expected to generate any of the aforementioned adverse impacts.

C. All properties are required to comply with the Article 10 of the City of Knoxville Zoning Ordinance, which regulates the aforementioned impacts. Section 10.2 regulates lighting, while noise, dust and pollution, odors, fire hazards, and other similar concerns are regulated in Section 10.5.

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

A. Duplex uses are only anticipated to add 28 daily trips to the existing traffic pattern.

B. Robinson Road is a minor collector and an additional duplex is not expected to draw substantial additional traffic through the area.

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: West Hills Elementary, Bearden Middle, and Bearden High.

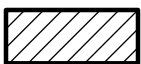
- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries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



**3-A-22-SU  
SPECIAL USE**

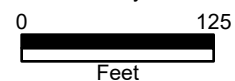
Petitioner: T. Dean LaRue



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

Map No: 106

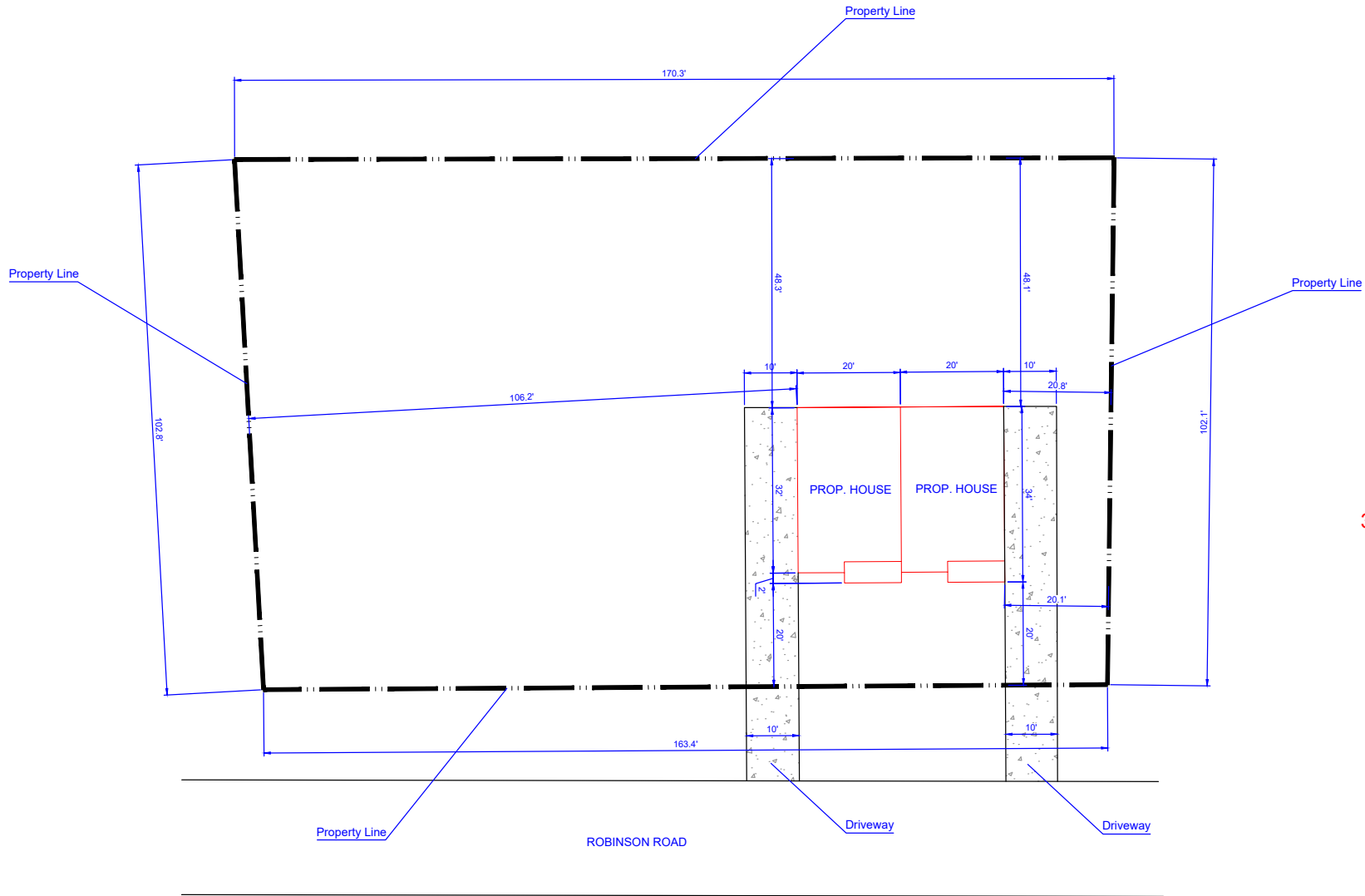
Jurisdiction: City



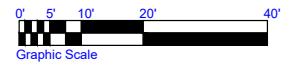
Original Print Date: 2/3/2022

Revised:

Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902



3-A-22-SU  
3/9/2022



2332 Robinson Rd  
Knoxville, TN, 37923, US  
Scale: 1"=20'



# Building Season

Begins Soon!



15% OFF HOUSE PLANS  
For the First 25 Customers

*Some exclusions apply. Prices as marked.*



1-800-913-2350

MY ACCOUNT   SAVED   CART

ON SALE NOW

PLAN 25-4399



Home / Style / Traditional

## KEY SPECS



2474  
sq ft



5  
Beds



2  
Baths



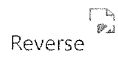
2  
Floors



0  
Garages

Select Plan Set Options

What's included?



## FULL SPECS & FEATURES

### Basic Features

Bedrooms : 5  
Stories: 2

Baths : 2  
Garages: 0

### Dimension

Depth : 32'  
Width : 40'

Height : 29'

### Area

Total : 2474 sq/ft

Basement : 0 sq/ft

Lower Floor : 0 sq/ft

Upper Floor : 1237 sq/ft

Garage : 0 sq/ft

Main Floor : 1237 sq/ft

*\* Total Square Footage typically only includes conditioned space and does not include garages, porches, bonus rooms, or decks.*

### Ceiling

Main Ceiling : 8'

### Roof

Primary Pitch : 7/12

Roof Load : 50

Roof Framing : Truss

### Exterior Wall Framing

Exterior Wall Finish : Brick Siding

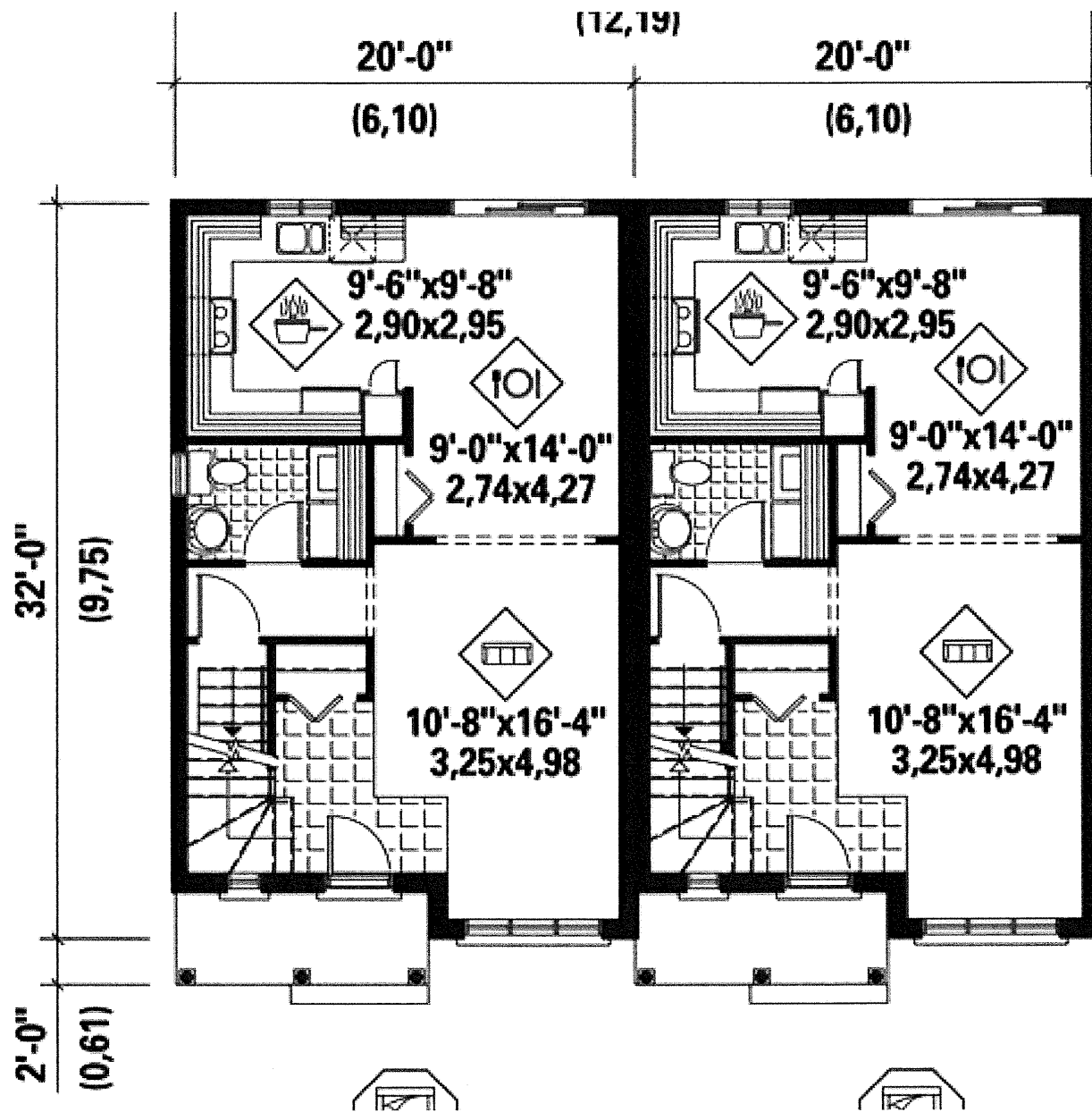
Insulation : R20

Framing : Wood - 2 x 6

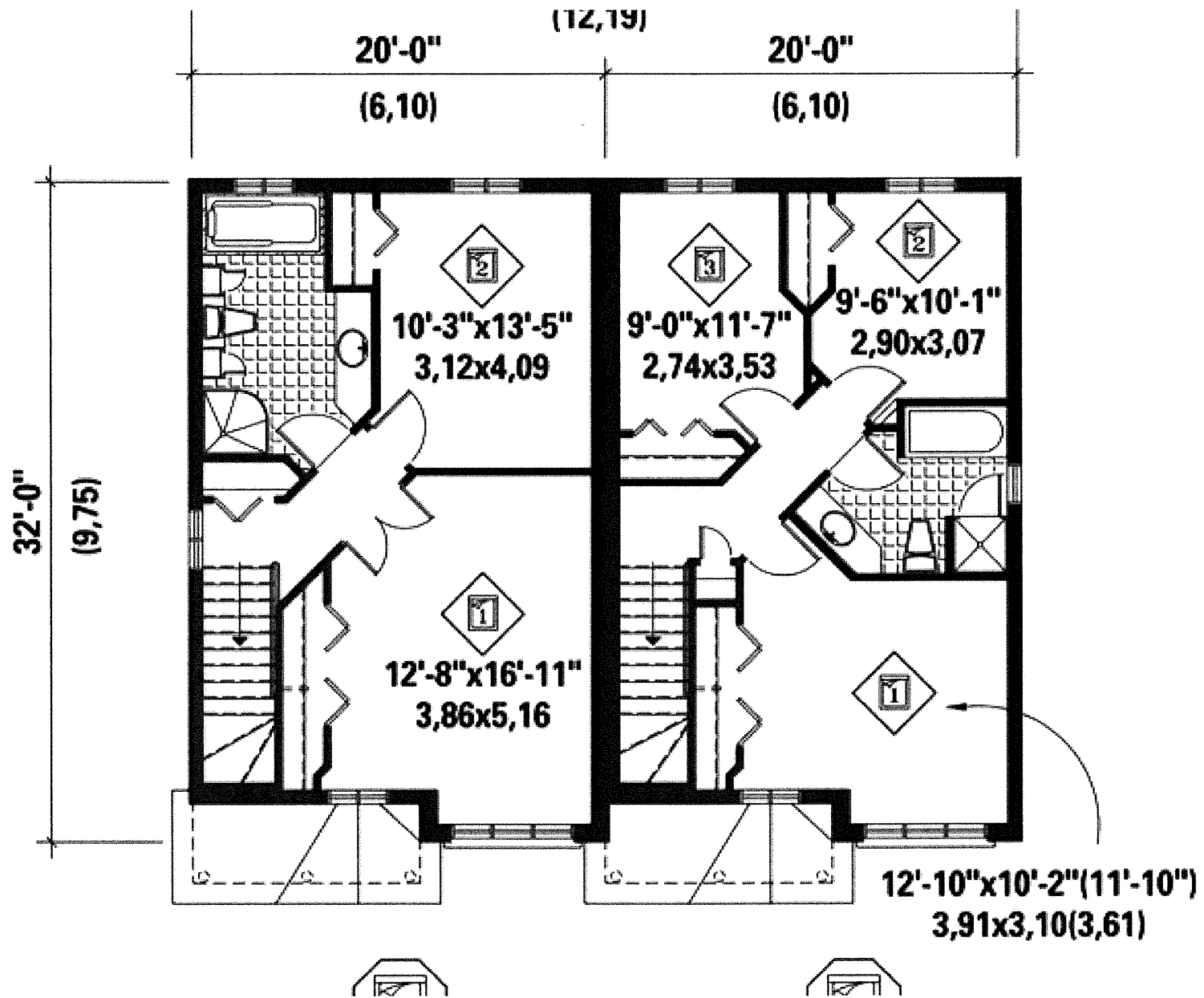
## WHAT'S INCLUDED IN THIS PLAN SET

See a sample plan set

- Exterior elevations:
  - Four detailed exterior elevations showing the final appearance of each side of the house.
  - **Foundations plan:** Different isometric views with dimensions as well as relevant information to build the foundations.

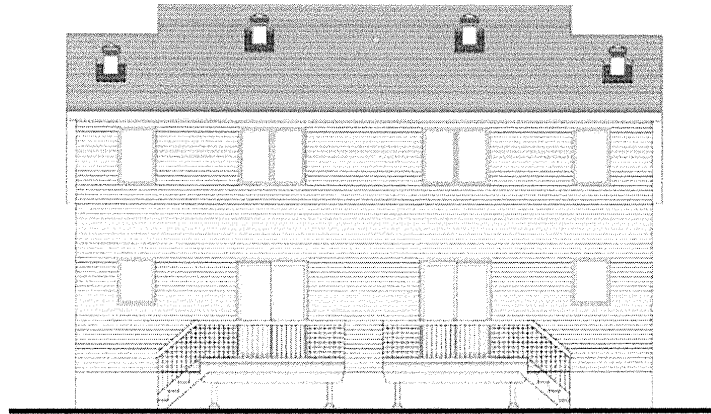








**SIDE ELEVATION**





# 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

T DEAN LARUE

OWNER

Applicant Name

3/10/2022

Affiliation

1-24-22

~~3-7-22~~

File Number(s)

**3-A-22-SU**

Date Filed

Meeting Date (if applicable)

### 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

T DEAN LARUE

Name

Company

1176 WESTLAND GARDENS BLVD

KNOXILLE

TN

37922

Address

City

State

ZIP

8653003326

DLARUE@CBTN.COM

Phone

Email

### CURRENT PROPERTY INFO

Same as above

Owner Name (if different)

Owner Address

Owner Phone

2332 ROBINSON RD

106AA00304

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

### STAFF USE ONLY

South side of Robinson Road, south of Tori Road

.39 acres

General Location

Tract Size

City  County

3rd  
District

RN-2  
Zoning District

Vacant land  
Existing Land Use

Northwest County

LDR

N/A

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

**DEVELOPMENT REQUEST**

- Development Plan   
  Use on Review / Special Use   
  Hillside Protection COA  
 Residential   
  Non-Residential

Related City Permit Number(s)

Home Occupation (specify) \_\_\_\_\_

Other (specify) ~~DUPLEX CONSTRUCTION~~      Two-family dwelling

**SUBDIVISION REQUEST**

Related Rezoning File Number

Proposed Subdivision Name \_\_\_\_\_

Combine Parcels   
  Divide Parcel   
 Total Number of Lots Created \_\_\_\_\_  
 Unit / Phase Number \_\_\_\_\_

Other (specify) \_\_\_\_\_

Attachments / Additional Requirements \_\_\_\_\_

**ZONING REQUEST**

Pending Plat File Number

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**

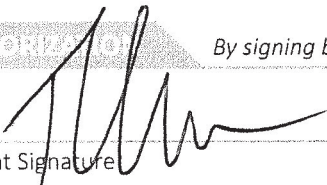
- Property Owners / Option Holders   
  Variance Request

**ADDITIONAL REQUIREMENTS**

- Design Plan Certification (*Final Plat*)  
 Use on Review / Special Use (*Concept Plan*)  
 Traffic Impact Study  
 COA Checklist (*Hillside Protection*)

Fee 1	Total
402	\$450
Fee 2	
Fee 3	

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

  
 Applicant Signature

T DEAN LARUE

Please Print

1-24-22

Date

8653003326

dlarue@cbtn.com

Phone Number

Email

  
 Staff Signature

Michael Reynolds

Please Print

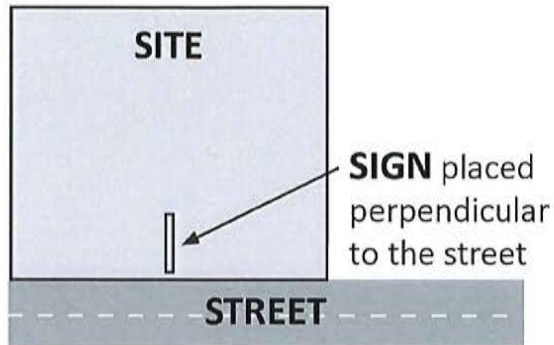
1/24/2022

Date

1/25/22 swm



The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

### LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

### TIMING

The sign(s) must be posted **not less than 12 days prior to the scheduled Planning Commission public hearing** and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

*The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:*

Feb 23, 2022 (applicant or staff to post sign) and March 11, 2022 (applicant to remove sign)

Applicant Name: T. Dean LaRue

Date: 1/25/2022

File Number: 3-A-22-SU

- Sign posted by Staff  
 Sign posted by Applicant