



SPECIAL USE REPORT

▶ **FILE #:** 4-E-22-SU

AGENDA ITEM #: 54

AGENDA DATE: 4/14/2022

▶ **APPLICANT:** JOSHUA HENSON

OWNER(S): Henson Developments, LLC

TAX ID NUMBER: 109 D A 009

[View map on KGIS](#)

JURISDICTION: City Council District 1

STREET ADDRESS: 2314 Island Home Ave.

▶ **LOCATION:** **South side of Island Home Avenue, east of Fisher Place**

▶ **APPX. SIZE OF TRACT:** **18720 square feet**

SECTOR PLAN: South City

GROWTH POLICY PLAN:

ACCESSIBILITY: Access is via Island Home Avenue, a minor collector with a pavement width of 23-ft within a right-of-way width of 60-ft

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Baker Creek

▶ **ZONING:** **RN-1 (Single-Family Residential Neighborhood) / HP (Hillside Protection)**

▶ **EXISTING LAND USE:** **AgForVac (Agriculture/Forestry/Vacant Land)**

▶ **PROPOSED USE:** **New construction duplex**

HISTORY OF ZONING: None noted.

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

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

East: Single family home -- RN-1 (Single-Family Residential Neighborhood) / HP (Hillside Protection) overlay

West: Single family home -- RN-2 (Single-Family Residential Neighborhood)

NEIGHBORHOOD CONTEXT: This area is a mix of single family residential homes with some two-family dwellings interspersed.

STAFF RECOMMENDATION:

▶ **Approve the request for a two-family dwelling in the RN-1 zone, subject to 8 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. Plat will be required before permit can be issued. Additional items may be covered under plat review.

4. Possible existing driveway on lot / encroachment of neighboring driveway. Show that driveway is to be removed.
5. Show material of driveway / sidewalks, etc.
6. Access is off of Island Home Ave, a 'Collector' street. Adequate on site turnaround space is required for all parking areas. Show all dimensions of parking area and ensure turnaround area is provided with dimensions.
7. Show finished floor elevation (FFE) on site plan.
8. Show utility poles parallel to roadway on site plans. Ensure that driveway placement is not interfering with poles.

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:

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 South City 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-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.
 - B. The RN-1 zone requires a minimum lot size of 15,000 sq ft for two-family dwellings. The subject lot is approximately 17,784 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. Single-family homes and duplexes exist in this area of the neighborhood.

- 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. 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. Island Home Avenue 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)

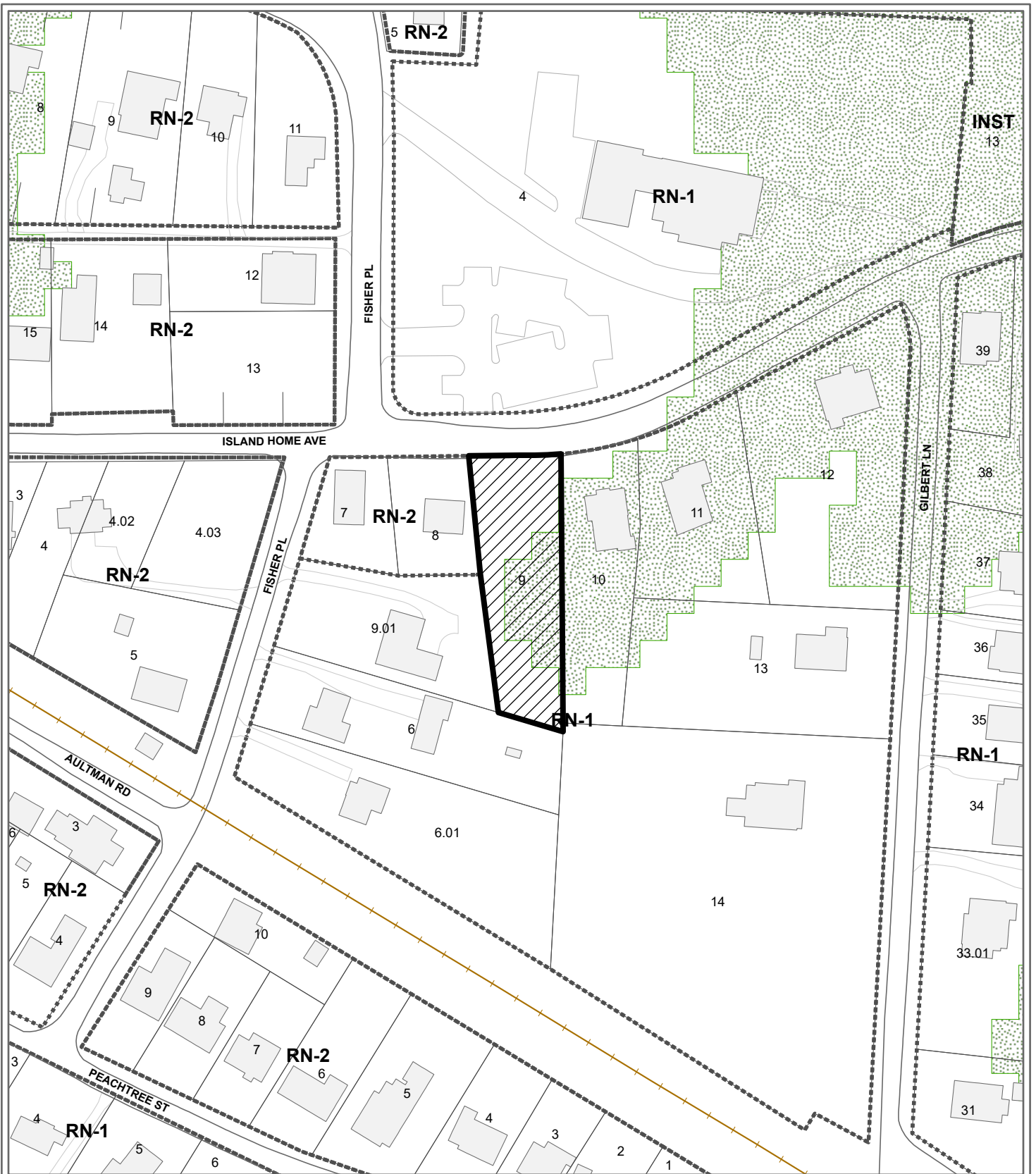
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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



**4-E-22-SU
SPECIAL USE**

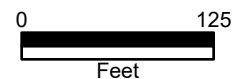
Petitioner: Henson, Joshua



New construction duplex in RN-2 (Single-Family Residential Neighborhood) / HP (Hillside Protection)

Map No: 109

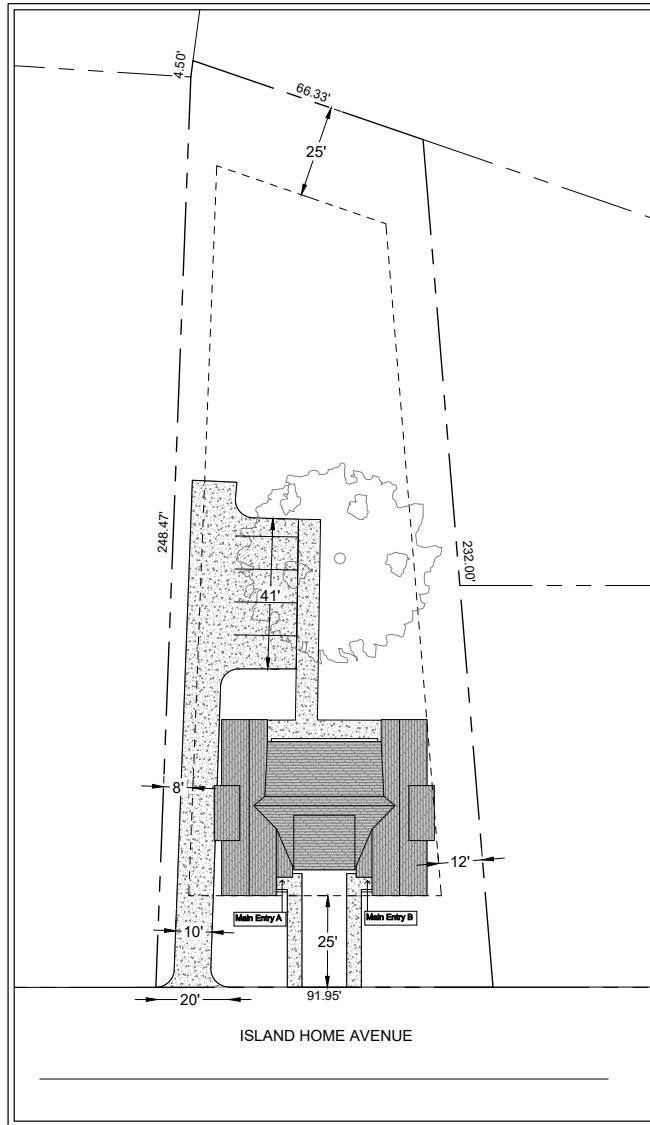
Jurisdiction: City



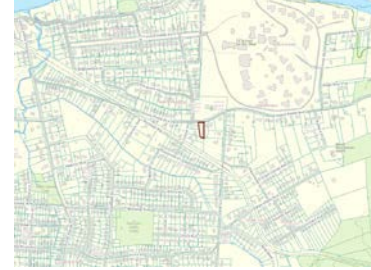
Original Print Date: 3/8/2022

Revised:

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



1 | SITE PLAN
1/16"=1'-0"

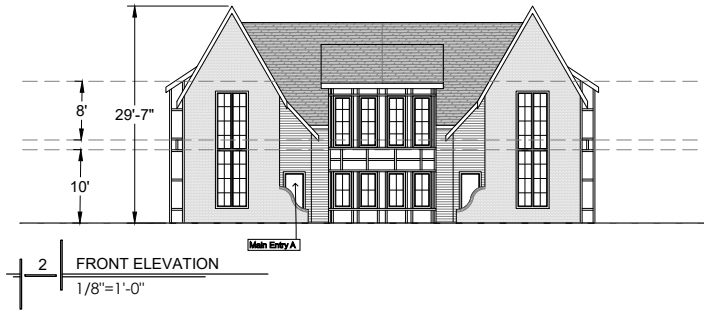


VICINITY MAP

SITE AND ZONING	
OWNER:	HENSON DEVELOPMENTS, LLC
PARCEL ID:	109DA009
ZONING:	RN-1
CITY BLOCK:	26462
EXISTING USE:	VACANT
NEW USE:	RESIDENTIAL (TWO-FAMILY)
MAXIMUM BUILDING HEIGHT:	35'
SETBACKS:	Front: +1-10' of the average of blockface; in no case less than 25'
	Side: 8' or 15% of lot width, whichever is less; in no case less than 20' combined
	Rear: 25'
REQUIRED TRANSPARENCY:	15%
FACADE AREA:	1,053 SF
TRANSPARENCY AREA:	264 SF 25%
PARKING	
EXISTING :	NONE
MAXIMUM NUMBER OF DRIVEWAYS:	1
PARKING REQUIREMENT:	2 PER DWELLING UNIT
PROVIDED:	4
LOT COVERAGE	
ALLOWED IMPERVIOUS SURFACE:	= 40%
LOT SIZE:	= 18,720 SF
PROPOSED IMPERVIOUS SURFACE:	= 5,431 SF (29%)
BUILDING COVERAGE:	2,397 SF
LANDSCAPING SHOWN AS:	EXISTING

4-E-22-SU

3.29.2022



2 | FRONT ELEVATION
1/8"=1'-0"

REVISION	
No.	DESCRIPTION

Project:
**ISLAND HOME
DUPLEX**

Number: 222005

Tenant:
**HENSON
DEVELOPMENT**

Info:
New Construction

Location:
2314 Island Home Ave.
Knoxville, TN 37920



Austin Winter
austin@heyohdesign.com
03.01.22

SHEET
G101
SITE PLAN +
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

Joshua Henson

Owner

Applicant Name

Affiliation

2/28/22

4/14/2022

Date Filed

Meeting Date (if applicable)

File Number(s)

4-E-22-SU

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Property Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Logan Higgins

Heyoh LLC

Name

Company

133s Gay St

Knoxville

TN

37902

Address

City

State

ZIP

865-236-0430

admin@heyohdesign.com

Phone

Email

CURRENT PROPERTY INFO

HENSON DEVELOPMENTS LLC

900 PHILLIPS AVE 103 KNOXVILLE, TN

865.805.9684

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

2314 ISLAND HOME AVE

109DA009

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

South side of Island Home Ave, east of Fisher Pl

18,720 sqft

General Location

Tract Size

- City
- County

1st
District

RN-1
RN-2 / HP
Zoning District

Vacand land
Existing Land Use

South City

LDR & HP

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

Home Occupation (specify) _____

New Construction Duplex

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Unit / Phase Number _____ Combine Parcels Divide Parcel

Total Number of Lots Created _____

Other (specify) _____

Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

Zoning Change

Proposed Zoning _____

Plan Amendment Change

Proposed Plan Designation(s) _____

Proposed Density (units/acre) _____

Previous Rezoning Requests _____

Other (specify) _____

Pending Plat File Number

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	Special Use	\$450
Fee 2		
Fee 3		

MR

AUTHORIZATION

Applicant Signature

Joshua Henson

2/28/21

Please Print

Date

865.805.9684

johdevelopments@gmail.com

Phone Number

Email

Property Owner Signature

Josh Henson

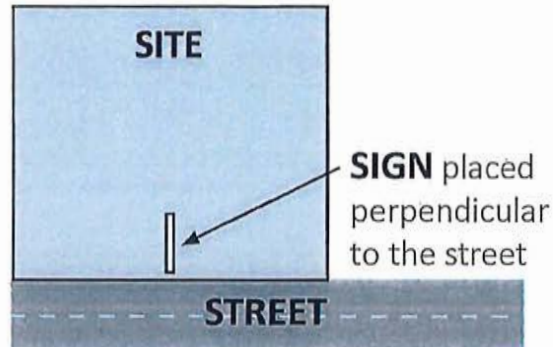
2/28/21

swm 3/2/22

Please Print

Date

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:

3/30/22 and 4/15/22
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Joshua Henson

Date: 3/2/22

File Number: 4-E-22-SU

Sign posted by Staff

Sign posted by Applicant