



SPECIAL USE REPORT

▶ **FILE #:** 8-A-22-SU

AGENDA ITEM #: 33

AGENDA DATE: 8/11/2022

▶ **APPLICANT:** ISAAC PANNELL

OWNER(S): Isaac Pannell Obarr LLC

TAX ID NUMBER: 71 A A 014

[View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS: 5036 OBARR DR

▶ **LOCATION:** South side of Obarr Drive, west side of Payne Road

▶ **APPX. SIZE OF TRACT:** 0.52 acres

SECTOR PLAN: East City

GROWTH POLICY PLAN: N/A (Within City Limits)

ACCESSIBILITY: Access is via Obarr Drive, a local street with a 20-ft pavement width within a 40-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Love Creek

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

▶ **EXISTING LAND USE:** Single Family Residential

▶ **PROPOSED USE:** Neighborhood Nonresidential Reuse for office use

HISTORY OF ZONING: 7-U-22-RZ: RN-1 to RN-2 (pending City Council review)

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

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

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

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

NEIGHBORHOOD CONTEXT: This property is in the Alice Bell/ Springhill neighborhood, surrounded by detached single family homes on small to medium-sized lots.

STAFF RECOMMENDATION:

▶ **Approve the request for a non-residential reuse for an office in the RN-2 (Single Family Residential Neighborhood) zoning district, 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 Engineering Department.

3) Meeting all the application requirements of the City of Knoxville Plans Review and Inspections Department.

With the conditions noted above, this plan meets the requirements for approval of a nonresidential reuse for an office in the RN-2 zoning district and the criteria for approval of a special use.

COMMENTS:

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 proposed nonresidential reuse of the subject property for an office is a permissible use within the RN-2 zoning district, which is a recommended zone within the One Year Plan and East City Sector Plan's LDR (Low Density Residential) land use designation for this area.

B. The use does not conflict with any provisions in the General Plan.

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

A. The zoning code permits limited nonresidential uses in the RN-1 and RN-2 zone that are compatible with the character of the district. The proposed office use would inhabit the existing primary structure on the property, which is a former vehicle servicing garage.

B. The applicant asserts that no material or equipment will be stored outside on the property, per zoning ordinance requirements.

C. The property's current zoning district is RN-1 and there is a pending rezoning request for RN-2 zoning. The proposed new lot line to subdivide the lot is only permissible if RN-2 zoning is granted by City Council, per the dimensional standards in the zoning code.

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 subject property has historically operated as an auto servicing garage in this neighborhood. The proposed nonresidential reuse of the garage for an office is a less intensive use that is compatible with the character of the neighborhood. There will be no significant external changes to the existing building beyond rehabilitation.

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 use is less intensive than how the property has historically operated, and is not anticipated to cause adverse impact to surrounding residents.

B. The site plan shows an impervious surface area of 49.4% within the proposed subdivided office use area. This is within the 50% maximum impervious footprint allowed in the RN-2 zone for nonresidential uses. If RN-2 zoning is not granted by City Council, the maximum impervious footprint allowed would be 40% of the property. The site plan still meets this requirement since the property would not be subdivided in that case.

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

A. The proposed construction company office use is not expected to draw significant additional traffic through the neighborhood. Nine off-street parking spaces and two bike spaces are being provided.

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 surrounding residential area is not anticipated to have any adverse impacts on the proposed office use.

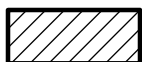
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

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-22-SU
SPECIAL USE**

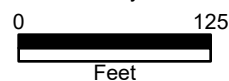


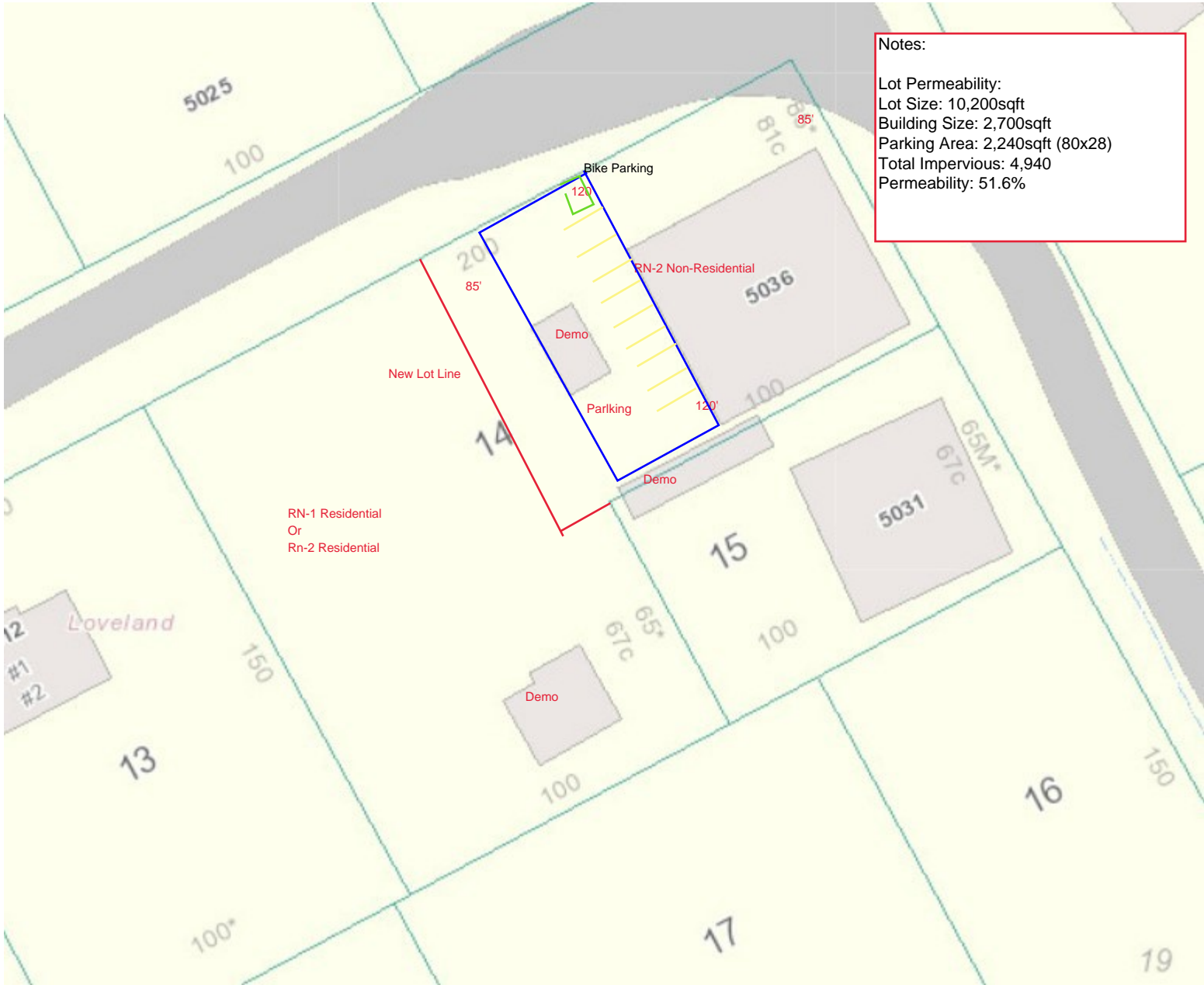
Neighborhood Nonresidential Reuse for office use in RN-1 (Single-Family Residential Neighborhood)

Original Print Date: 7/7/2022 Revised:
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Isaac Pannell

Map No: 71
 Jurisdiction: City





Notes:

Lot Permeability:
 Lot Size: 10,200sqft
 Building Size: 2,700sqft
 Parking Area: 2,240sqft (80x28)
 Total Impervious: 4,940
 Permeability: 51.6%

Isaac Pannell
5036 Obarr Dr.
Non-Residential Reuse Application Supplemental Information

Responding to Staff Notes

1. The property will be used for office use. It will be a construction company office that will function Monday-Friday 8:00-5:00. No material or equipment will be stored outside of the property.
2. Lot Permeability:
 - a. Lot Size: 10,200sqft
 - b. Building Size: 2,700sqft
 - c. Parking Area: 2,240sqft (80x28)
 - d. Total Impervious: 4,940
 - e. Permeability: 51.6%

Engineering Comments:

9. Parking Space requirements per commercial use of 3 per 1000sqft of building space puts building at 8.1 spaces. The building will have 9 spaces minimum.
10. 2 Bike Parking Spaces will be included on Concrete Slab and Footer per City of Knoxville standard details.
11. Parking will area will be 28'x80'. This will include bike parking, 9 striped spaces including a driving lane to access the spaces as shown on revised site plan.



New Garage Door

Remove Door
Add Windows

New Man Door

New Roof Structure

New Garage Door

O'BARR'S GARAGE

Demo

Demo



New Garage Doors

New Man Door

New Windows



New Roof Structure

New Garage Door

Remove Door
Add Windows

New Man Door

New Garage Door

O BARR'S GARAGE

Demo

Demo

Demo

Future Parking



Development Request

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - Sector Plan
 - One Year Plan
- Rezoning

Isaac Pannell

Applicant Name

6/27/2022

Date Filed

8/11/2022

Planning Commission Meeting (if applicable)

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Legislative Meeting (if applicable)

8-A-22-SU

File Number(s)

CORRESPONDENCE

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

Isaac Pannell Obarr LLC

Name / Company

5036 Obarr Dr Knoxville TN 37914

Address

865-719-5024 / isaac.pctn@gmail.com

Phone / Email

CURRENT PROPERTY INFO

Isaac Pannell Obarr LLC

Owner Name (if different)

5036 Obarr Dr Knoxville TN 37914

Owner Address

865-719-5024 / isaac.pctn@gm

Owner Phone / Email

5036 OBARR DR

Property Address

71 A A 014

Parcel ID

0.52 acres

Tract Size

Part of Parcel (Y/N)?

KUB SEWER

Sewer Provider

KUB WATER

Water Provider

Septic (Y/N)

STAFF USE ONLY

South side of Obarr Drive, west side of Payne Road

General Location

City

Council District 4

RN-1 (Single-Family Residential Neighborhood)

Single Family Residential

County District

Zoning District

Existing Land Use

East City

Planning Sector

LDR (Low Density Residential)

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

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

Home Occupation (specify) _____

Other (specify) **Non-residential neighborhood use for office use**

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name

Unit / Phase Number

Total Number of Lots Created

Additional Information _____

- Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

- Zoning Change

Proposed Zoning

Pending Plat File Number

Proposed Density (units/acre) Previous Zoning Requests

- Plan Amendment Change

Proposed Plan Designation(s)

Additional Information _____

STAFF USE ONLY

PLAT TYPE

- Staff Review Planning Commission

ATTACHMENTS

- Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

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

Fee 1

\$450.00

Fee 2

Fee 3

Total

AUTHORIZATION

By signing below, I certify that I am the property owner, applicant, or owner's authorized representative.

Isaac Pannell Obarr LLC, 5036 Obarr Dr Knoxville TN 37914

6/27/2022

Application Authorized By

Affiliation

Date

865-719-5024 / isaac.pctn@gmail.com

Phone / Email

Cameron Taylor

Staff Signature

Please Print

Date Paid



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

Isaac Pannell

Owner

Applicant Name

Affiliation

6/24/22

August 11, 2022

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

Isaac Pannell

Obarr LLC

Name

Company

5036 Obarr Drive

Knoxville

TN

37914

Address

City

State

ZIP

8657195024

isaac.pctn@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Same as above

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

5036 Obarr Drive

071AA014

Property Address

Parcel ID

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

General Location

Tract Size

SEE DIGITAL APPLICATION

City County

District

Zoning District

Existing Land Use

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) _____

Non-Residential Neighborhood Use for Office Use

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	0402	SU less 1 acre	Total
Fee 2			\$450
Fee 3			

AUTHORIZATION

Isaac Pannell

Applicant Signature

Isaac Pannell

Please Print

6/24/22

Date

8657195024

Phone Number

isaac.pctn@gmail.com

Email

Isaac Pannell

Property Owner Signature

Isaac Pannell

Please Print

6/24/22

Date