



# SPECIAL USE REPORT

► **FILE #:** 12-B-22-SU

**AGENDA ITEM #:** 15

**AGENDA DATE:** 12/8/2022

► **APPLICANT:** DAYDRED VASQUEZ

OWNER(S): Jose & Daydred Vasquez

TAX ID NUMBER: 69 A E 022

[View map on KGIS](#)

JURISDICTION: City Council District 5

STREET ADDRESS: 1115 Henrietta Dr. (1117)

► **LOCATION:** NW of Henrietta Dr, west of Inskip Rd

► **APPX. SIZE OF TRACT:** 20194 square feet

SECTOR PLAN: North City

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

ACCESSIBILITY: Access is via Henrietta Dr, a local street with a pavement width of 20-ft within a right-of-way width of 51-ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

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

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

► **PROPOSED USE:** Duplex

HISTORY OF ZONING: 8-C-13-RZ: R-2 to R-1

SURROUNDING LAND USE AND ZONING: North: Single family house

South: Duplex

East: Vacant

West: Single family house

NEIGHBORHOOD CONTEXT: This area is primarily a mix of single family residential and two-family (duplex) residential structures.

## STAFF RECOMMENDATION:

► **Approve the request for a duplex, subject to 2 conditions.**

1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of Knoxville Department of Engineering.

With the conditions noted, this plan meets the requirements for approval in the RN-1 zoning district and the special use criteria for a two-family dwelling.

## 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 duplex is consistent with the General Plan's development policy to encourage growth in existing urban areas through infill housing on vacant lots (policy 8.1).

B. The subject property is a conversion of a detached house into a duplex and meets location criteria of the One Year Plan for duplexes because this area has a gross density exceeding 5 dwelling units per acre with average lot sizes in the range of 7,500 sq. ft. within the RN-1 and RN-2 zone districts.

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

A. The existing residential structure demonstrates conformity with the dimensional standards for a two-family dwelling in the RN-1 (Single-Family Residential Neighborhood) zoning district, as well as the principal use standards for a two-family dwelling (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. This is an existing single family residential house of approximately 2,240 sq. ft. that has been converted into duplex. This duplex is compatible with the mix of existing single family houses and duplexes within 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 duplex is not of an intensity of residential use greater than the existing single family houses and duplexes in the neighborhood, thus it is not expected to injure the value of adjacent properties.

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

A. This area is a mix of single family and two-family residential structures on an interconnected street network and this duplex is not expected to generate substantial additional traffic.

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 immediately surrounding properties are residential. There are no known developmental or environmental factors that would negatively impact the proposed use of a duplex.

ESTIMATED TRAFFIC IMPACT: Not required.

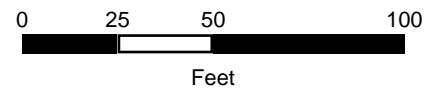
ESTIMATED STUDENT YIELD: Not applicable.

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.





12-B-22-SU  
11.28.2022



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# 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

**Daydred Vasquez**

Applicant Name

Affiliation

**10/21/2022**

Date Filed

**12/8/2022**

Meeting Date (if applicable)

**12-B-22-SU**

File Number(s)

## CORRESPONDENCE

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

**Jose & Daydred Vasquez**

Name / Company

**8570 Golden Cloud Ln Knoxville TN 37931**

Address

**865-382-6984 / daydred.vasquez@gmail.com**

Phone / Email

## CURRENT PROPERTY INFO

**Jose & Daydred Vasquez**

Owner Name (if different)

**8570 Golden Cloud Ln Knoxville TN 37931**

Owner Address

**865-382-6984 / daydred.vasque**

Owner Phone / Email

**1115 Henrietta Dr. / 1117**

Property Address

**69 A E 022**

Parcel ID

**20194 square feet**

Tract Size

Part of Parcel (Y/N)?

**Knoxville Utilities Board**

Sewer Provider

**Knoxville Utilities Board**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**NW of Henrietta Dr, west of Inskip Rd**

General Location

☒ City

**Council District 5**

**RN-1 (Single-Family Residential Neighborhood)**

**Single Family Residential**

☐ County District

Zoning District

Existing Land Use

**North City**

Planning Sector

**LDR (Low Density Residential)**

Sector Plan Land Use Classification

**N/A (Within City Limits)**

Growth Policy Plan Designation

## DEVELOPMENT REQUEST

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

## SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Total Number of Lots Created	
Additional Information	
<input type="checkbox"/> Attachments / Additional Requirements	

## ZONING REQUEST

<input type="checkbox"/> Zoning Change	Pending Plat File Number
Proposed Zoning	
<input type="checkbox"/> Plan Amendment	Proposed Plan Designation(s)
Proposed Density (units/acre) Previous Zoning Requests	
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	Total
<b>\$450.00</b>	
Fee 2	
Fee 3	

## AUTHORIZATION

<b>Daydred Vasquez</b>	<b>10/21/2022</b>
Applicant Signature	Date

Phone / Email

<b>Jose &amp; Daydred Vasquez</b>	<b>10/21/2022</b>
Property Owner Signature	Date

I declare under penalty of perjury the foregoing (i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent) is true and correct.



# 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

Daydred Vasquez

Property Owner

Applicant Name

Affiliation

10/20/2022

12/08/2022

Date Filed

Meeting Date (if applicable)

File Number(s)

12-B-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

Jose & Daydred Vasquez

Name	Company		
8570 Golden Cloud Lane	Knoxville	TN	37931
Address	City	State	ZIP
8653826984	daydred.vasquez@gmail.com		
Phone	Email		

## CURRENT PROPERTY INFO

Jose & Daydred Vasquez	8570 Golden Cloud Lane, Knoxville, TN 379: 8653826984		
Property Owner Name (if different)	Property Owner Address	Property Owner Phone	
1115 Henrietta Drive, Knoxville, TN 37912	069AE022		
Property Address	Parcel ID		
KUB	KUB	N	
Sewer Provider	Water Provider	Septic (Y/N)	

## STAFF USE ONLY

General Location	Tract Size		
<input type="checkbox"/> City <input type="checkbox"/> County	District	Zoning District	Existing Land Use
Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation	

August 29, 2022

## DEVELOPMENT REQUEST

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

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

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) \_\_\_\_\_

Pending Plat File Number

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

Fee 2

Fee 3

## AUTHORIZATION

*Daydred Vasquez*

Applicant Signature

Daydred Vasquez

Please Print

10/20/2022

Date

865-382-6984

Phone Number

daydred.vasquez@gmail.com

Email

*Daydred Vasquez*

Property Owner Signature

Daydred Vasquez

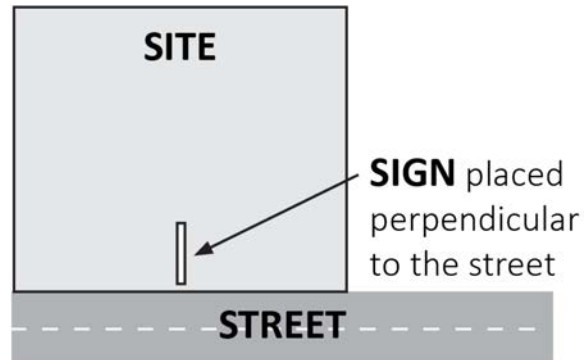
Please Print

10/20/2022

Date

I declare under penalty of perjury the foregoing [i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent] is true and correct.

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:***

\_\_\_\_\_ 11/25/2022 \_\_\_\_\_ and \_\_\_\_\_ 12/9/2022 \_\_\_\_\_  
 (applicant or staff to post sign) (applicant to remove sign)

**Applicant Name:** Daydred Vazquez

**Date:** 10/21/22

**File Number:** 12-B-22-SU

☒

Sign posted by Staff

☐

Sign posted by Applicant