SPECIAL USE REPORT

▶ **FILE #:**	**7-B-22-SU**	**AGENDA ITEM #:**	**41**
		AGENDA DATE:	**7/14/2022**
▶ **APPLICANT:**	**TODD RICHARDS**		
OWNER(S):	Todd Richards JP Ventures		
TAX ID NUMBER:	81 B B 024	**View map on KGIS**	
JURISDICTION:	City Council District 5		
STREET ADDRESS:	432 Watauga Ave.		
▶ **LOCATION:**	**South side of Watauga Ave., west of Grove St., east of McMurray St.**		
▶ **APPX. SIZE OF TRACT:**	**21500 square feet**		
SECTOR PLAN:	Central City		
GROWTH POLICY PLAN:	N/A		
ACCESSIBILITY:	Access is via Watauga Ave, a local road with 18 ft of pavement width within 50 ft of right-of-way.		
UTILITIES:	Water Source: Knoxville Utilities Board		
	Sewer Source: Knoxville Utilities Board		
WATERSHED:	Second Creek		
▶ **ZONING:**	**RN-2 (Single-Family Residential Neighborhood) & HP (Hillside Protection Overlay)**		
▶ **EXISTING LAND USE:**	**Single family residential**		
▶ **PROPOSED USE:**	**DUPLEX**		
DENSITY PROPOSED:	4 du/ac		
HISTORY OF ZONING:	None noted		
SURROUNDING LAND USE AND ZONING:	North: Single family residential -- RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)		
	South: Single family residential -- RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)		
	East: Single family residential -- RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)		
	West: Single family residential -- RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)		
NEIGHBORHOOD CONTEXT:	This property is in the Oakwood-Lincoln Park neighborhood, near the base of Sharp's Ridge. The immediate surrounding area are single family houses but there are two-family and multi-family uses within close proximity to subject site.		

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 Engineering Department.

2) Meeting all applicable requirements of the City of Knoxville Zoning Ordinance, including but not limited to the off-street parking standards (Article 11).
3) Meeting all the application requirements of the City of Knoxville Plans Review and Inspections Department.

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 to convert an existing house into a two-family dwelling. The house will be not be significantly modified from the exterior. The property is within the IH (Infill Housing) Overlay Distrct, so any additions or modifications to the parking may require approval of a Certificate of Appropriateness from the Design Review Board. The property currently consists of three lots. The property may need to be platted into a single lot during the permitting process.

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 Sector Plan designation for this parcel is TDR (Traditional Residential Neighborhood), which is characterized by neighborhoods with a mix of detached and attached houses, sidewalks, small lots and alleys, with a typical density in the range of 4 to 8 du/ac. This proposal is 4 du/ac.

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 property is 21,500 sqft.
C. The lot is in the HP (Hillside Protection Overlay) District, however, it is exempt from those standards because it was previously legally disturbed.

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. There are no other two-family dwellings in this immediate vicinity but the neighborhood does have two-family and multi-family uses in the general area.
B. The structure will still appear to be a single-family house from the exterior because the look of the house will not be modified. There will be one unit on the main level and one unit in the basement.

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 compatible with other low density residential uses.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.
A. The proposed residential use will draw similar traffic as any other residential use in the 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. There are no known uses immediately surrounding the subject site that poses a potential hazard or undesirable environment for the proposed use.

ESTIMATED TRAFFIC IMPACT: 28 (average daily vehicle trips)

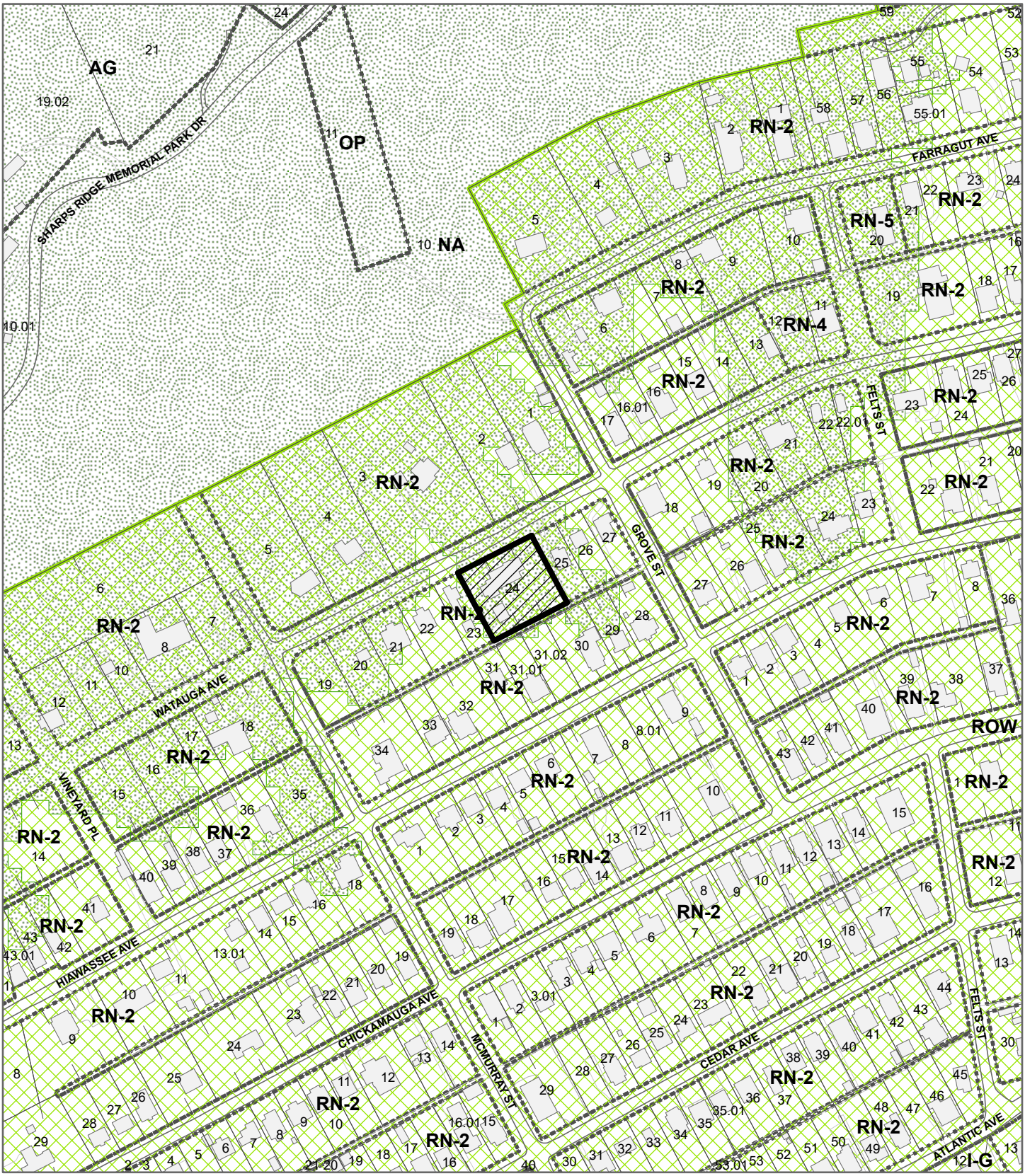
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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



7-B-22-SU
SPECIAL USE

Petitioner: Richards, Todd

DUPLEX in RN-2 (Single-Family Residential Neighborhood) & HP

Map No: 81
Jurisdiction: City

0 250
Feet

N

Original Print Date: 6/8/2022 Revised:

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

7-B-22-SU
5/31/2022

0 25 50 100
Feet

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7-B-22-SU
5/31/2022

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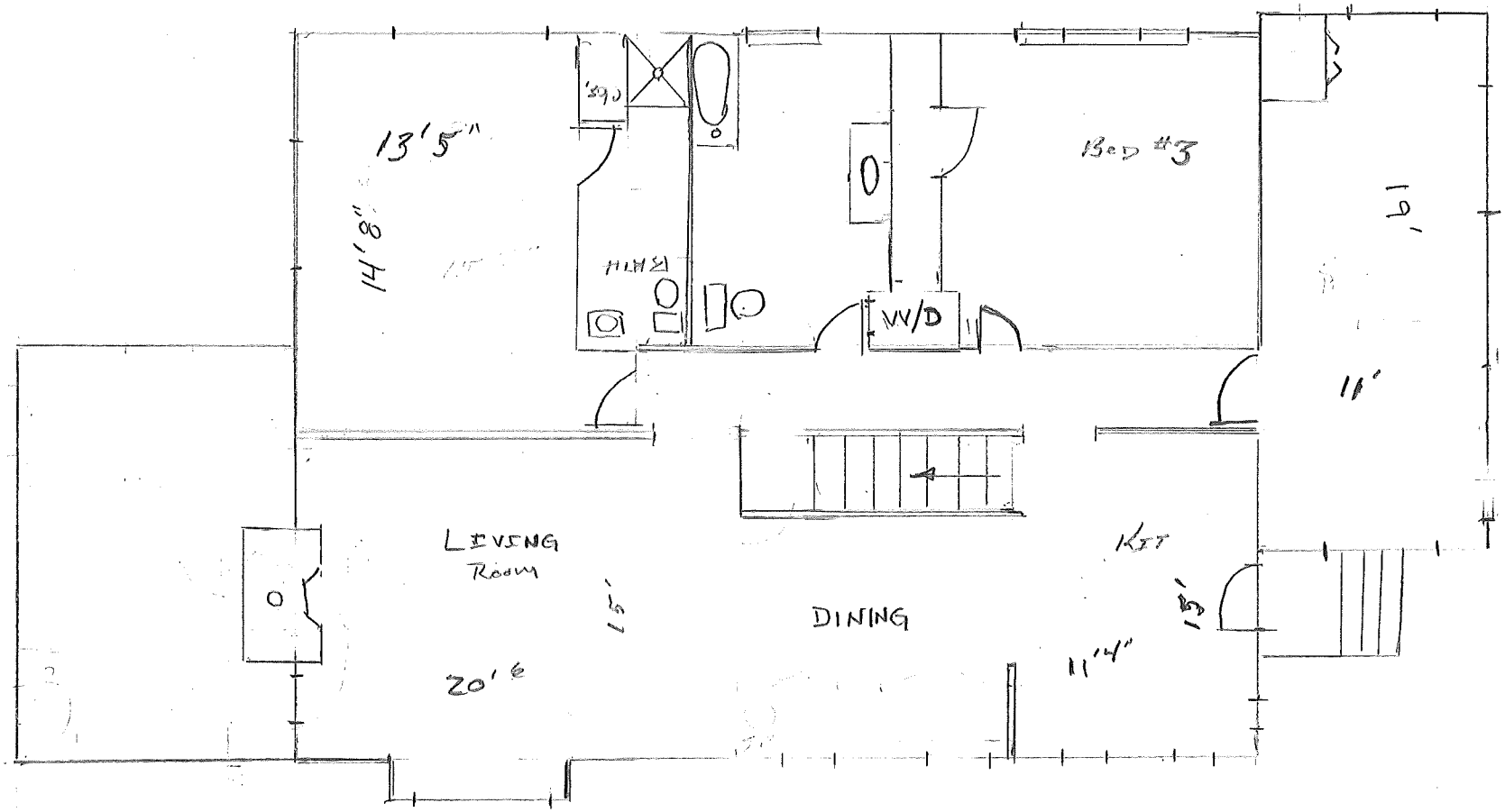
5/31/2022

432 Wathuga Ave.
Main Level



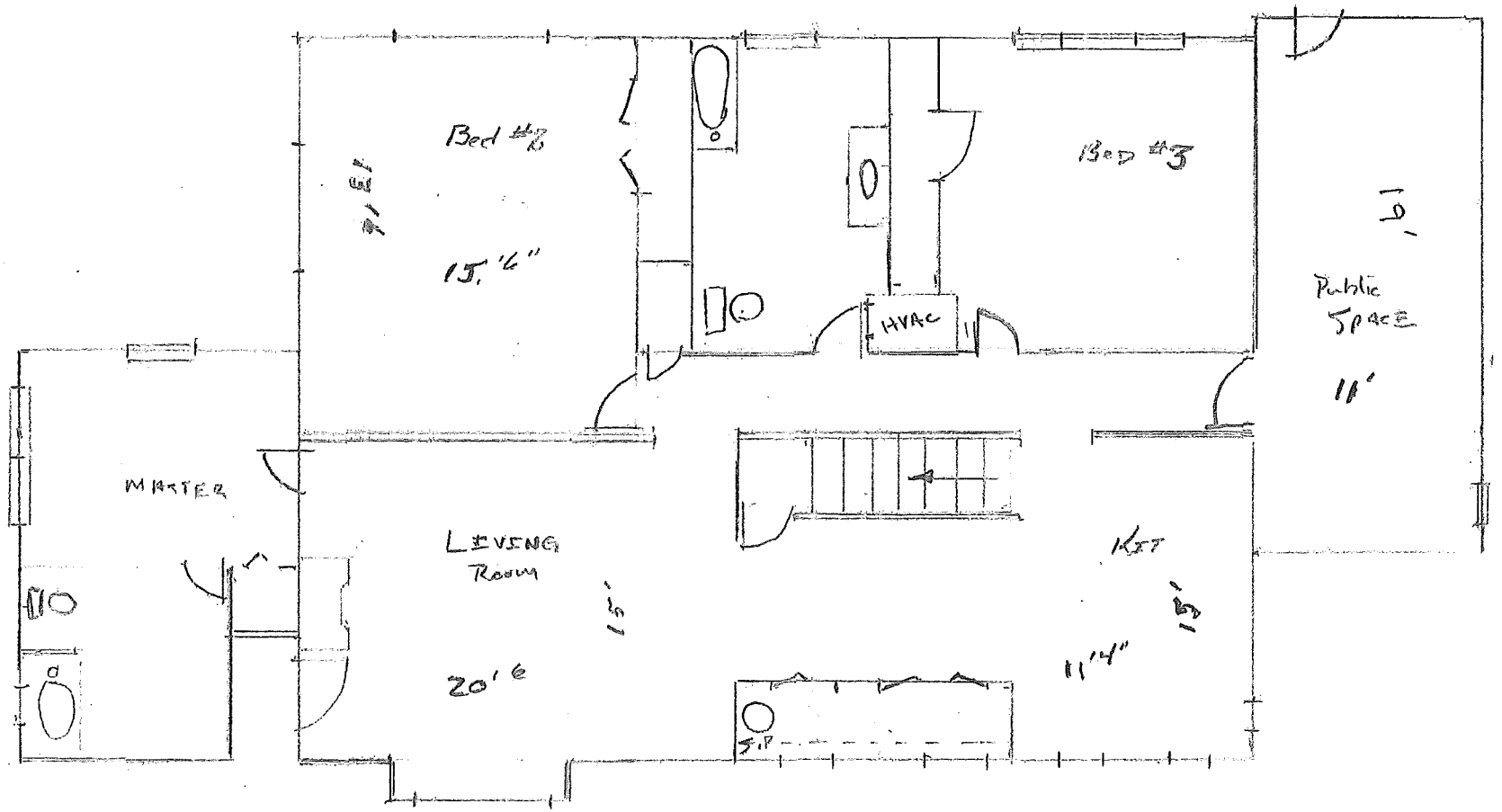
1/8" = 1.0"

1 hr. Fire Rating.
See Page #3

7-B-22-SU
5/31/2022

#1

1432 WATAUGA AVE
DOWNSTAIRS



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1 hr. Fire Rating
See page #3

7-B-22-SU
5/31/2022

#2

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

TODD E. Richards
Applicant Name — Affiliation

5/31/22 — Date Filed
July 14, 2022 — Meeting Date (if applicable)
File Number(s): 7-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

JP Ventures LLC — TODD E. Richards
Name — Company

P.O. Box 20344 — Knoxville — TN — 37938
Address — City — State — ZIP

865-659-9173 — JPVentures4@gmail.com
Phone — Email

CURRENT PROPERTY INFO

JP Ventures LLC — P.O. Box 20344 Knox 37938 — 865-659-9173
Property Owner Name (if different) — Property Owner Address — Property Owner Phone

432 W Watauga Ave. Knox. 37917 — 081BB024
Property Address — Parcel ID

KUB — KUB — n/a
Sewer Provider — Water Provider — Septic (Y/N)

STAFF USE ONLY

S/S Watauga Ave., west of Grove St. east of McMurray St. — 21,500 sq ft (approx.)
General Location — Tract Size

☒ City ☐ County — 5th — RN-2 & HP — SFR
District — Zoning District — Existing Land Use

Central City — TDR — 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) _____

Other (specify) Duplex

Related City Permit Number(s)

SUBDIVISION REQUEST

_____

Proposed Subdivision Name

Related Rezoning File Number

_____ ☐ Combine Parcels ☐ Divide Parcel _____

Unit / Phase Number Total Number of Lots Created

☐ Other (specify) _____

☐ Attachments / Additional Requirements

ZONING REQUEST

☐ Zoning Change _____

Proposed Zoning

Pending Plat File Number

☐ 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
0402 | 450.00	
Fee 2	
Fee 3	
	$450.00

AUTHORIZATION

Applicant Signature — JP Ventures LLC Managing Member — Please Print — Date

865-659-9173 — JPVentures4@gmail.com

Phone Number — Email

Same as above — 5/31/2022

Property Owner Signature — Please Print — Date

Sum ~~5/9/2022~~ 5/31/2022 — Sum ~~5/9/2022~~