

SPECIAL USE REPORT

► **FILE #:** 6-C-22-SU

AGENDA ITEM #: 36

AGENDA DATE: 6/9/2022

► **APPLICANT:** ASANTE WILSON

OWNER(S): Asante Wilson

TAX ID NUMBER: 82 E P 037

[View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 3100 Lansing Ave.

► **LOCATION:** South of Lansing Ave., between Beaman St. to the east & south Castle St. to the west

► **APPX. SIZE OF TRACT:** 1.4 acres

SECTOR PLAN: East City

GROWTH POLICY PLAN: N/A

ACCESSIBILITY: Access is via Lansing Ave, a local road with approximately 20-ft of pavement width within 50-ft of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Williams Creek

► **ZONING:** RN-2 (Single-Family Residential Neighborhood)

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

► **PROPOSED USE:** Duplex

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Single family residences - RN-2 (Single-Family Residential Neighborhood)

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

East: Single family residences - RN-2 (Single-Family Residential Neighborhood)

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

NEIGHBORHOOD CONTEXT: The subject property is located in an area consisting of single-family dwellings with some multi-family dwellings nearby. This property is located within the Parental Responsibility Zone, Austin-east High School is approximately 1200 ft to the west.

STAFF RECOMMENDATION:

► **Approve the request to convert the existing single-family dwelling into a two-family dwelling, subject to 3 conditions.**

- 1) Meeting all other applicable requirements of the City of Knoxville Engineering Department.
- 2) Meeting all other applicable requirements of the City of Knoxville Zoning Ordinance.
- 3) Constructing a driveway and four parking spaces as seen in the submitted site plan or as otherwise approved by City of Knoxville Engineering, which may include platting the property to combine lots in the front yard.

COMMENTS:

The applicant is requesting approval to convert an existing single-family dwelling into a two-family dwelling by adding a basement apartment. There will be no external additions or improvements to the dwelling.

The applicant has submitted a site plan identifying that access will be provided from Lansing Avenue with four parking spaces located on the west side of the dwelling. However, the front portion of the subject property is split into 3 lots and therefore will need to be consolidated into one lot to construct the driveway and four parking spaces.

With the conditions noted, this plan meets the requirements for approval in the RN-2 (Single-Family Residential Neighborhood) zone and the criteria for approval of a special use.

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 Sector Plan designation for this parcel is LDR (Low Density Residential). Conversion of the existing single-family dwelling into a duplex is consistent with the LDR land use classification, which allows two-family 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 property is approximately 60,984 sq-ft.

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 some two-family dwellings located in this neighborhood. However, this area is predominately comprised of single-family dwellings.

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 two-family dwellings in this neighborhood. An additional duplex is not anticipated to cause any adverse impacts.

C. The subject property is required to comply with Article 10 of the City of Knoxville Zoning Ordinance, which regulates 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. This property is located approximately 240 ft east of S. Castle Street, a minor collector that connects to Wilson Avenue, also a minor collector, located one block to the south. Its close proximity to these collector streets minimize the need for traffic to pass through residential neighborhoods. Additionally, the low traffic count added by the duplex is not anticipated to substantially increase traffic through this neighborhood.

ESTIMATED TRAFFIC IMPACT: 28 (average daily vehicle trips)

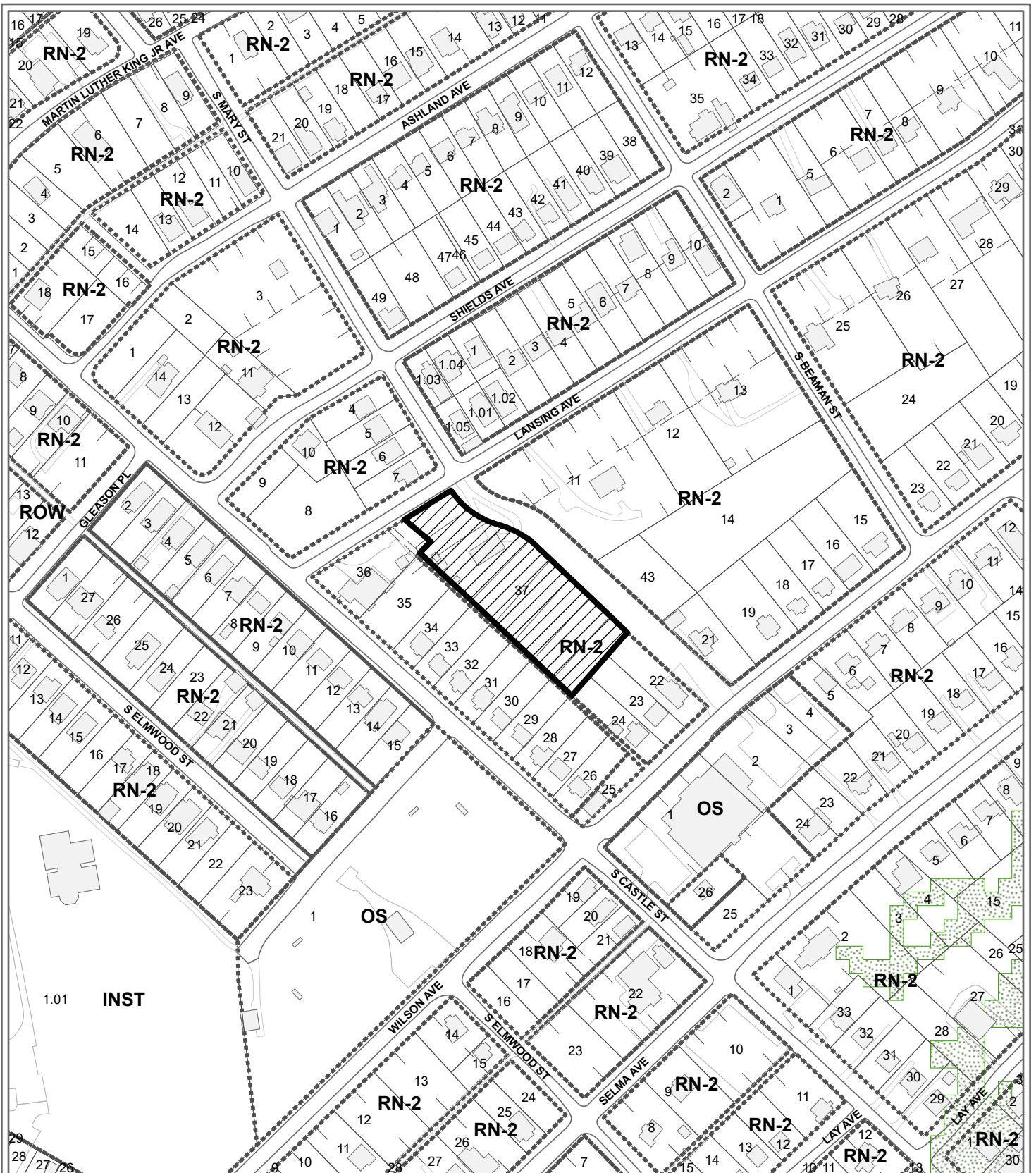
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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

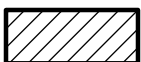
Schools affected by this proposal: Spring Hill Elementary, Vine Middle Magnet, and Austin East High.

- 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 . The date of the hearing will depend on when the appeal application is filed. Appellants have to appeal a Planning Commission decision in the City.



**6-C-22-SU
SPECIAL USE**

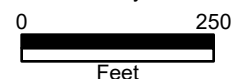


Single family house into 2 affordable units by adding basement apartment in RN-2 (Single-Family Residential Neighborhood)

Petitioner: Wilson, Asante

Map No: 82

Jurisdiction: City



Original Print Date: 5/5/2022

Revised:

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

3100 Lansing Ave., Knoxville, TN 37914

Site Plan

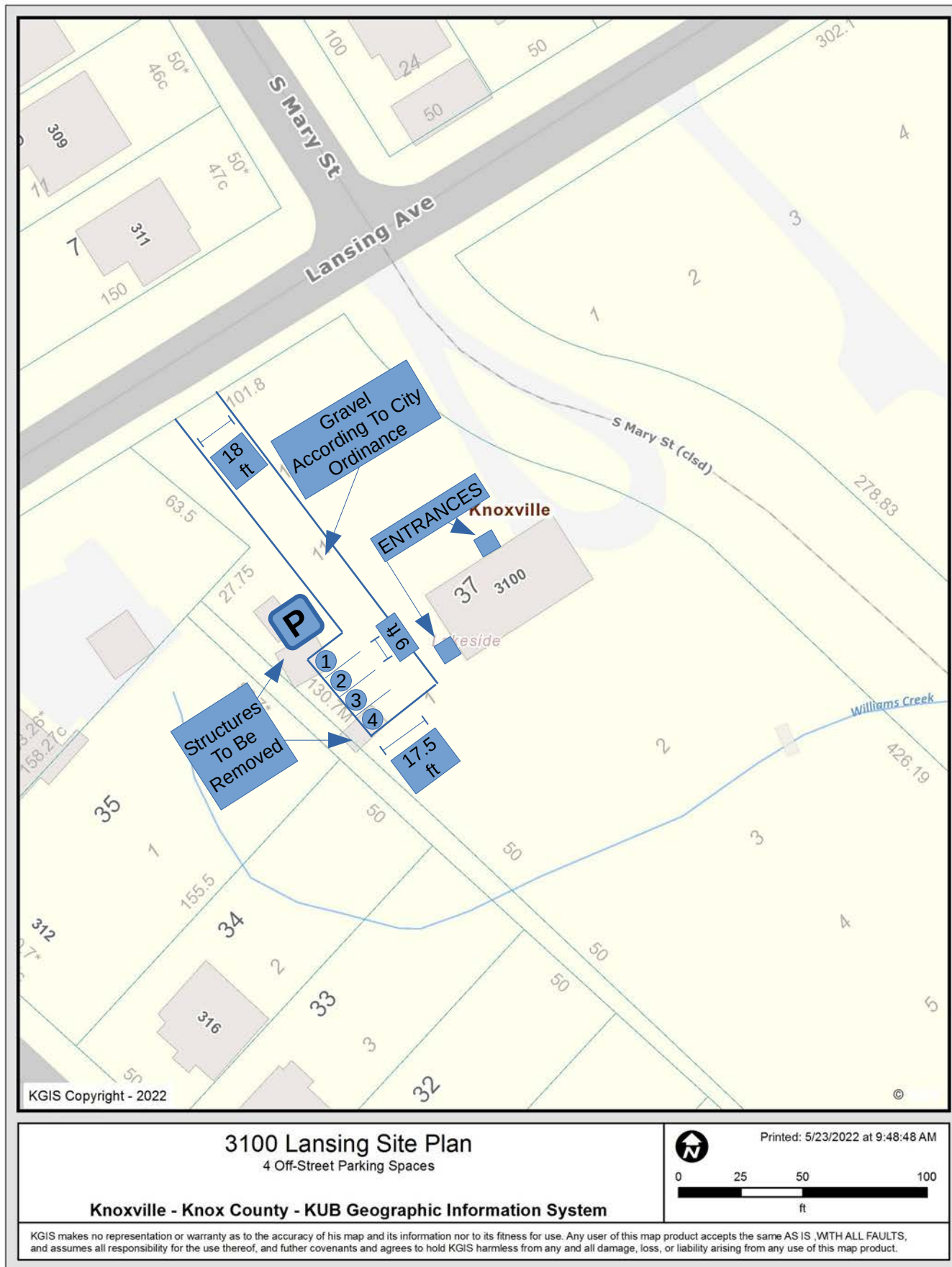


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EXHIBIT A. Contextual Images



Site plan requires the combination of lots 10, 11, and 1 which are identified on the City Ward Map.





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

Asante Wilson

Applicant Name

Affiliation

04/25/2022

06/09/2022

Date Filed

Meeting Date (if applicable)

File Number(s)

6-C-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

Asante Wilson

Name

Company

2964 Rolling Rd.

Macon

GA

31204

Address

City

State

ZIP

904-208-3107

awhomesintl@gmail.com

Phone

Email

CURRENT PROPERTY INFO

2964 Rolling Rd., Macon, GA 31204

904-208-3107

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

3100 Lansing Ave., Knoxville, TN 37914

082EP037

Property Address

Parcel ID

Knoxville Utilities Board

Knoxville Utilities Board

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

South of Lansing Ave, between S. Beaman St to the east and S. Castle St. to the west

1.4 acre

General Location

Tract Size

☒ City ☐ County

~~1~~ **6TH**
District

RN-2
Zoning District

Single Family Residential
Existing Land Use

East City

TDR (Traditional Neighborhood Dev)

N/A

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

November 22, 2021

DEVELOPMENT REQUEST

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

Home Occupation (specify) _____

Other (specify) **Single family house into 2 affordable units by adding basement apt.**

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
0403	\$900.00	
Fee 2		
		\$900.00
Fee 3		

AUTHORIZATION

DocuSigned by:

Asante Wilson
980BE70D937E4F5...
Applicant Signature

Asante Wilson

Please Print

04/25/2022

Date

904-208-3107

awhomesintl@gmail.com

Phone Number

Email

DocuSigned by:

Asante Wilson
980BE70D937E4F5...
Property Owner Signature

Asante Wilson

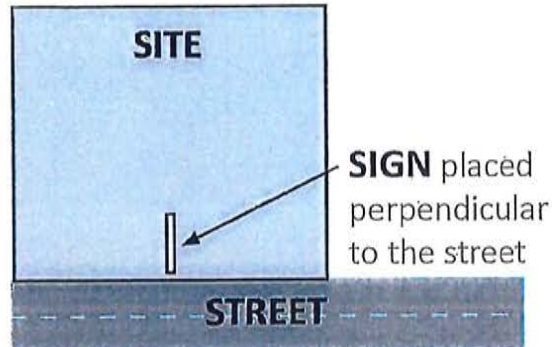
Please Print

04/25/2022

Date

4/25/2022 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:

May 25th

(applicant or staff to post sign)

and

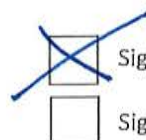
June 10th

(applicant to remove sign)

Applicant Name: Asante Wilson

Date: 4/26/22

File Number: 6-C-22-SU



Sign posted by Staff

Sign posted by Applicant