



# SPECIAL USE REPORT

► **FILE #:** 3-B-22-SU

**AGENDA ITEM #:** 27

**AGENDA DATE:** 3/10/2022

► **APPLICANT:** T. DEAN LARUE

OWNER(S): T. Dean LaRue

TAX ID NUMBER: 106 A A 00305

[View map on KGIS](#)

JURISDICTION: City Council District 3

STREET ADDRESS: 2342 Robinson Rd.

► **LOCATION:** South side of Robinson Road, south of Tori Road

► **APPX. SIZE OF TRACT:** 0.31 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN:

ACCESSIBILITY: Access is via Robinson Road, a minor collector street with 20ft of pavement width within a 60 ft right of way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Ten Mile Creek

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

► **EXISTING LAND USE:** SFR (Single Family Residential)

► **PROPOSED USE:** Two-family dwelling

HISTORY OF ZONING: 11-F-19-RZ: A-1 and RP-1 and R-1 to RP-1

SURROUNDING LAND USE AND ZONING: North: Single family houses -- RN-2 & RN-1 (Single Family Residential Neighborhood)

South: Multi-family dwellings -- RN-5 (General Residential Neighborhood)

East: Single family houses -- RN-2 (General Residential Neighborhood)

West: Multi-family dwellings -- RN-3 (General Residential Neighborhood)

NEIGHBORHOOD CONTEXT: This property is located in a residential area developed with single-family and multi-family residential uses in the RN-1, RN-2, RN-3, and RN-5 zones.

## STAFF RECOMMENDATION:

► Postpone for 30-days to the April 14, 2022 Planning Commission meeting.

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: West Hills Elementary, Bearden Middle, and Bearden 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.



**3-B-22-SU  
SPECIAL USE**



Two-family dwelling in RN-2 (Single-Family Residential Neighborhood)

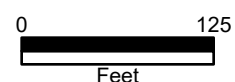
Original Print Date: 2/3/2022  
 Knoxville - Knoxville Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Petitioner: T. Dean LaRue

Map No: 106

Jurisdiction:



3-B-22-SU

2/22/22

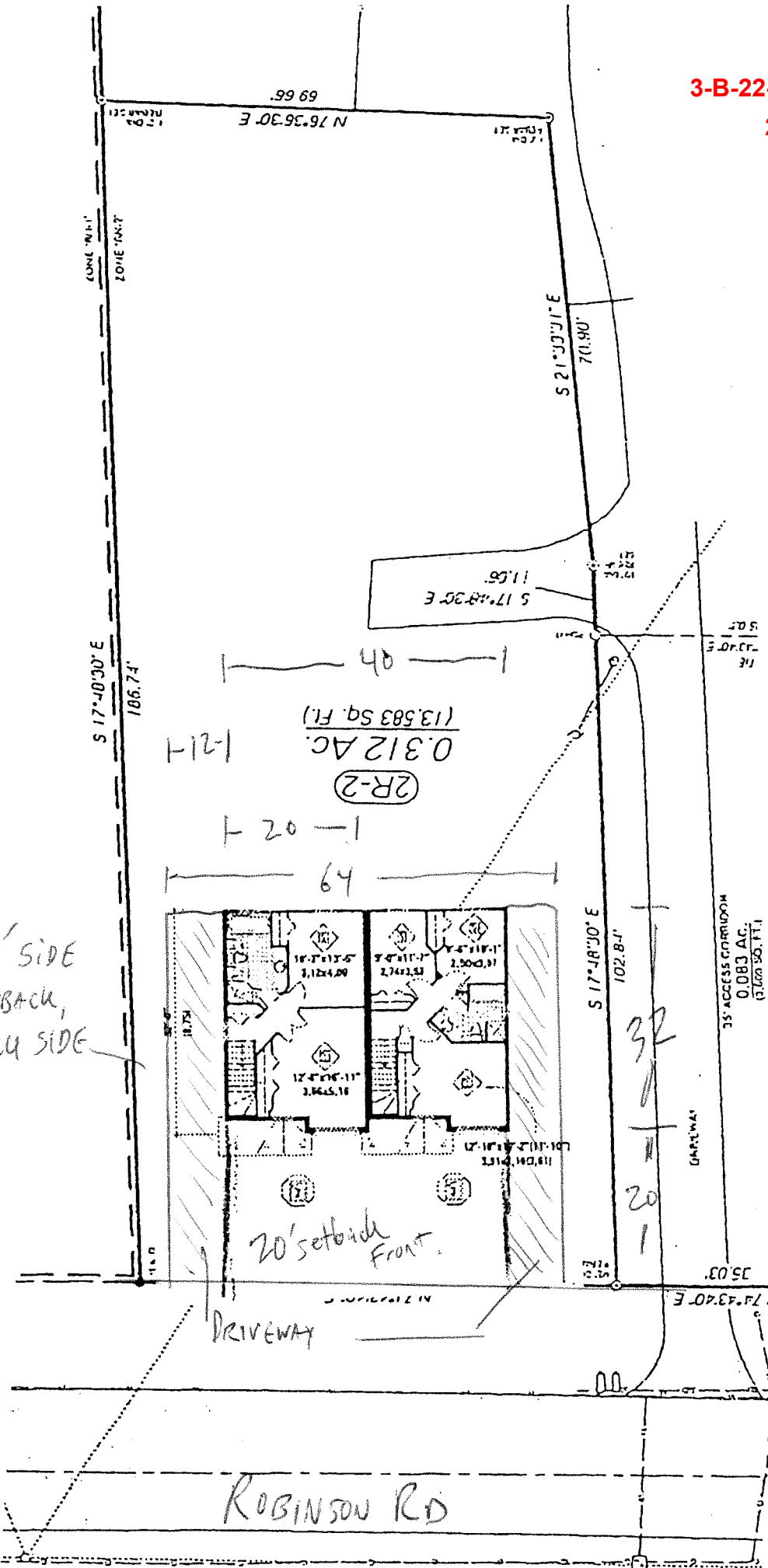
2342 ROBINSON RD

17' SIDE  
SETBACK,  
EACH SIDE

20' setback  
FRONT

DRIVEWAY

ROBINSON RD





# 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

T DEAN LARUE

OWNER

Applicant Name

3/10/2022

Affiliation

1-24-22

~~3-7-22~~

File Number(s)

**3-B-22-SU**

Date Filed

Meeting Date (if applicable)

## CORRESPONDENCE

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

- ☐ Applicant ☒ Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

T DEAN LARUE

Name

Company

1176 WESTLAND GARDENS BLVD

KNOXILLE

TN

37922

Address

City

State

ZIP

8653003326

DLARUE@CBTN.COM

Phone

Email

## CURRENT PROPERTY INFO

Same as above

Owner Name (if different)

Owner Address

Owner Phone

2342 ROBINSON RD

106AA00305

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

South side of Robinson Road, south of Tori Road .39 acres

General Location

Tract Size

☒ City ☐ County

3rd  
District

RN-2  
Zoning District

Vacant land  
Existing Land Use

Northwest County  
Planning Sector

LDR  
Sector Plan Land Use Classification

N/A  
Growth Policy Plan Designation

December 2020

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

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

Other (specify) ~~DUPLEX CONSTRUCTION~~ Two-family dwelling

Related City Permit Number(s) \_\_\_\_\_

**SUBDIVISION REQUEST**

Proposed Subdivision Name \_\_\_\_\_

☐ Combine Parcels ☐ Divide Parcel

Unit / Phase Number \_\_\_\_\_

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

402

Fee 2

Fee 3

Total

\$450

**AUTHORIZED SIGNATURE**

By signing below, I certify I am the property owner, applicant or the owners authorized representative.

Applicant Signature

T DEAN LARUE

Please Print

Date

1-24-22

8653003326

dlarue@cbtn.com

Phone Number

Email

Staff Signature

Michael Reynolds

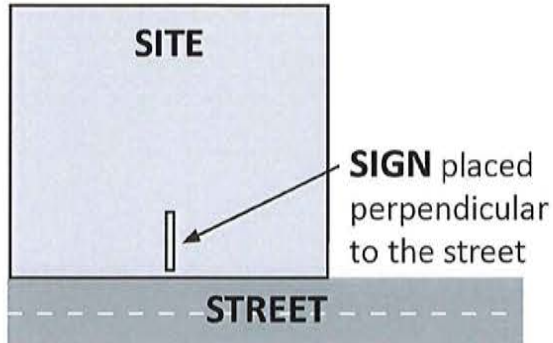
Please Print

1/24/2022

Date  
1/25/2022 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:*

Feb 23, 2022 and March 11, 2022  
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: T. Dean LaRue

Date: 1/25/2022

File Number: 3B-22-SU



Sign posted by Staff



Sign posted by Applicant