



SPECIAL USE REPORT

▶ **FILE #:** 10-C-22-SU

AGENDA ITEM #: 20

AGENDA DATE: 10/6/2022

▶ **APPLICANT:** BAILEY ROSE

OWNER(S): Bailey Rose

TAX ID NUMBER: 57 M A 020

[View map on KGIS](#)

JURISDICTION: City Council District 5

STREET ADDRESS: 624 DRY GAP PIKE

▶ **LOCATION:** East side of Dry Gap Pike, south of Haynes-Sterchi Rd, north of Sanford Rd

▶ **APPX. SIZE OF TRACT:** 1.56 acres

SECTOR PLAN: North City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Dry Gap Pike, a major collector street with a 20-ft pavement width within a 70-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Knob Fork Creek

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

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

▶ **PROPOSED USE:** Duplex

HISTORY OF ZONING: 2-B-21-RZ: AG to RN-1

SURROUNDING LAND USE AND ZONING: North: Rural residential - A (Agricultural)

South: Single family residential - RB (General Residential)

East: Single family residential - AG (Agricultural)

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

NEIGHBORHOOD CONTEXT: This area is comprised of single family detached homes with medium to large lot sizes.

STAFF RECOMMENDATION:

▶ **Approve the request for a duplex in an existing primary structure in the RN-1 zoning district, subject to one condition.**

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

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

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 use of a two-family dwelling arrangement in an existing primary structure is consistent with the LDR (Low Density Residential) land use designation in the North City Sector Plan and the One Year Plan.
- B. The use does not conflict with the General Plan or any other adopted plans for the area.

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

- A. The subject property is zoned RN-1 (Single-Family Residential Neighborhood), which is intended for low density residential development on relatively large lots with generous setbacks. The proposed duplex would not alter the location or dimensions of the existing structure, which includes a front setback of 176-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. The prior use of the primary building was a garage apartment, and there was an additional mobile home on the property that has now been removed. The removal of the mobile home and conversion of the former garage apartment into a two-family dwelling increases compatibility with the residential character of the neighborhood. No changes are proposed to the size and location of the existing building.

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 renovation is not anticipated to detract from the value or quality of life of neighboring residences.

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

- A. A duplex would be a minor increase in density for the area, and would not significantly impact traffic on surrounding streets.

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 nearby developments that would jeopardize the proposed use on the subject property.

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.



**10-C-22-SU
SPECIAL USE**

Petitioner: Bailey Rose



Duplex in RN-1 (Single-Family Residential Neighborhood)

Map No: 57

Jurisdiction: City

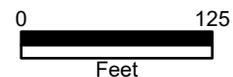


Exhibit A. 10-C-22-SU Contextual Images

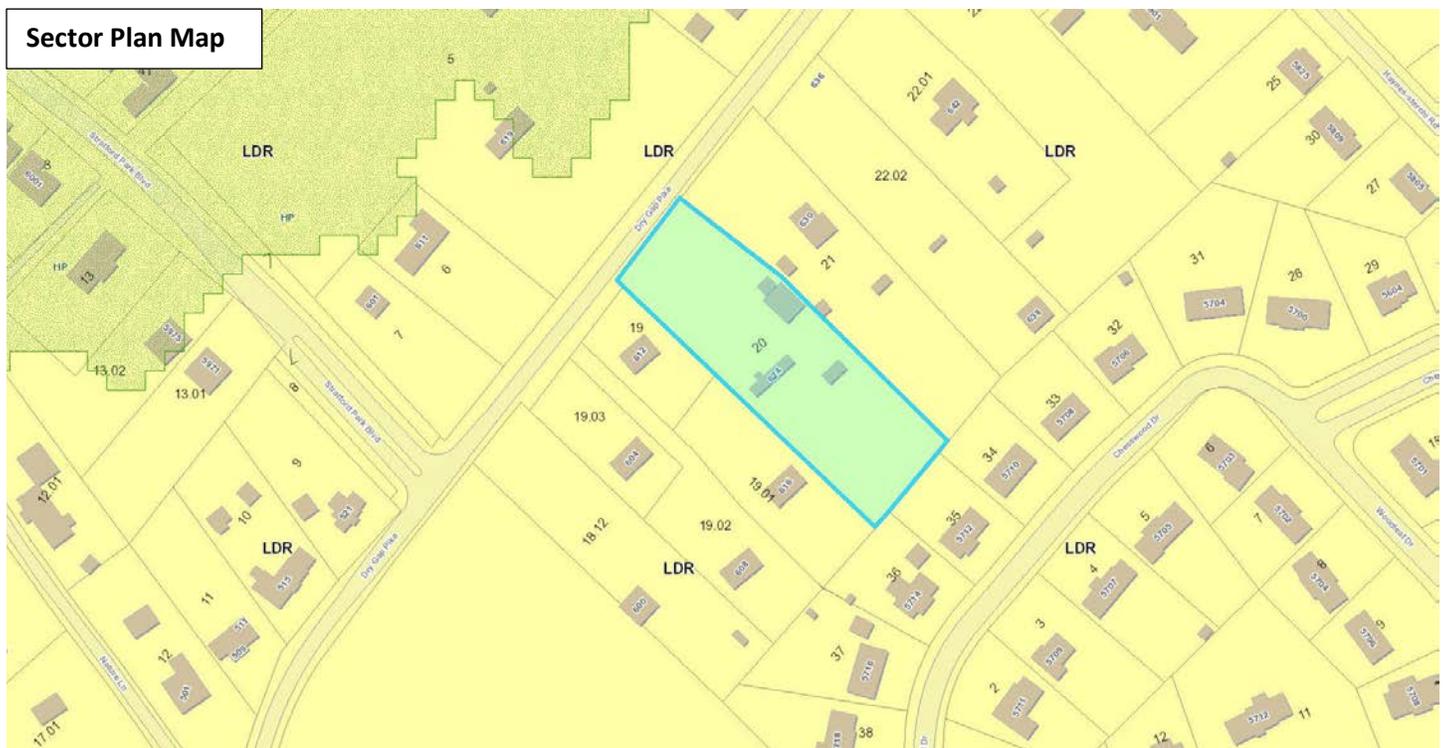
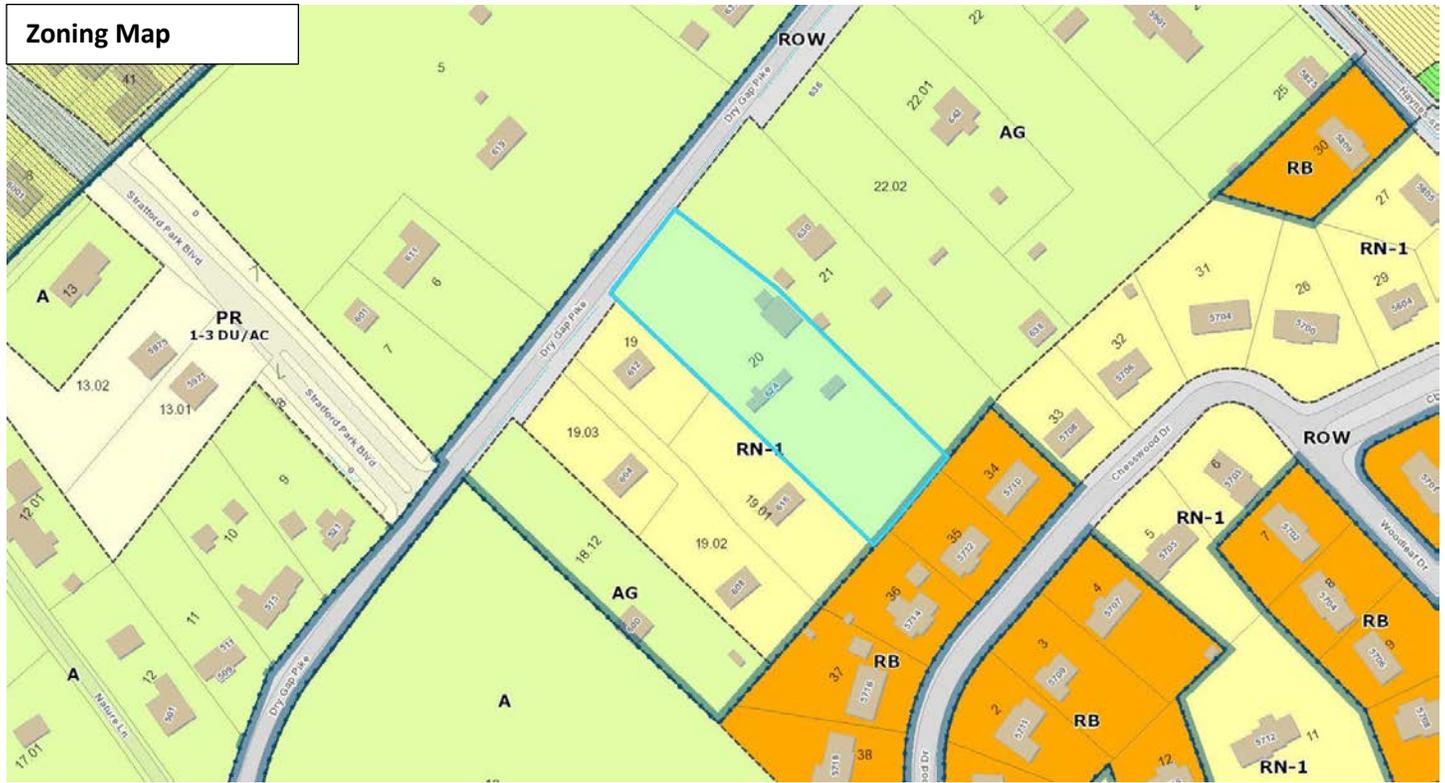


Exhibit A. 10-C-22-SU Contextual Images

Existing Land Use Map



Aerial Map



Exhibit A. 10-C-22-SU Contextual Images

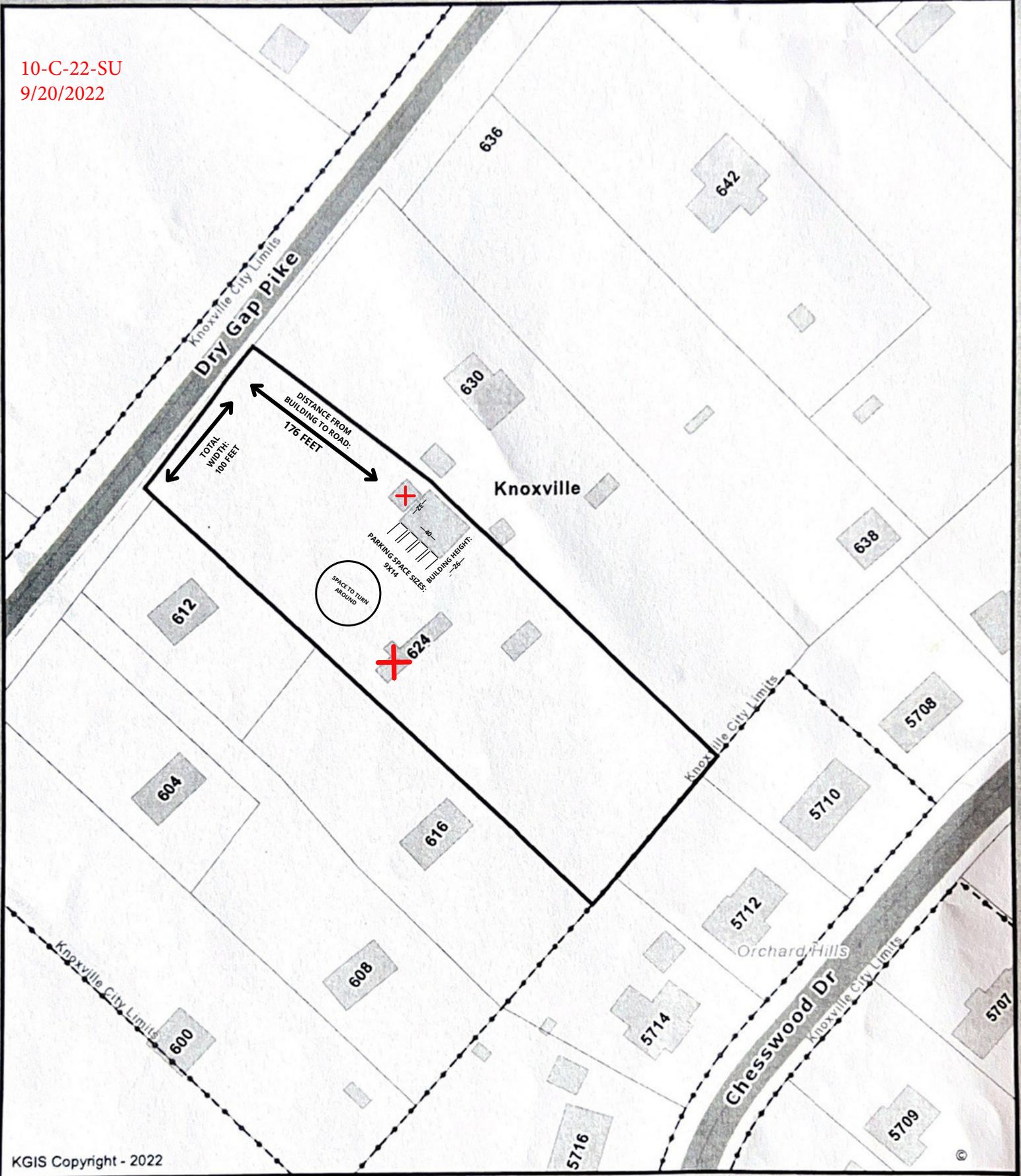
Current Street View



2015 Street View



10-C-22-SU
9/20/2022

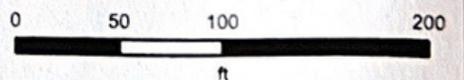


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Letter Portrait

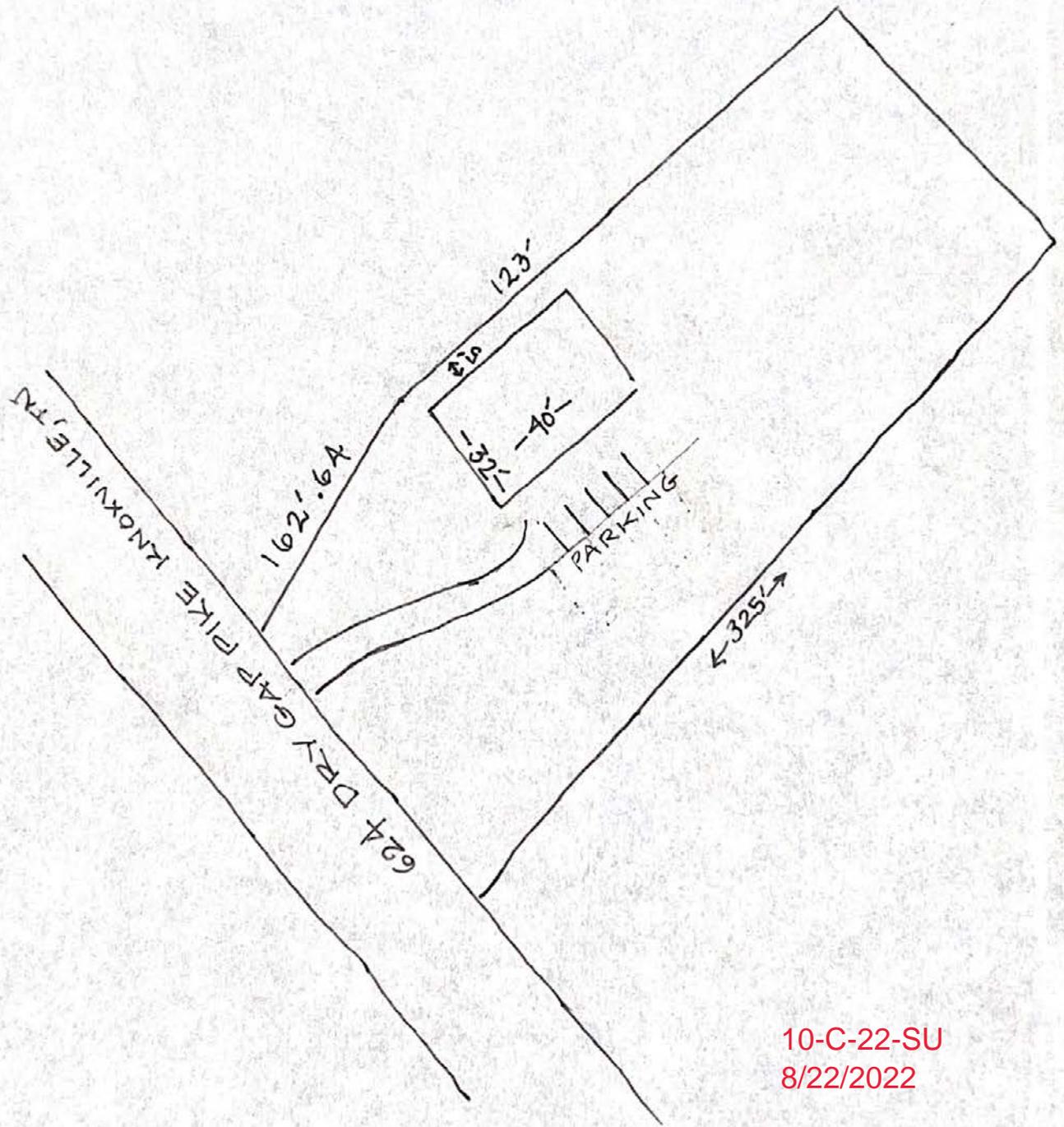


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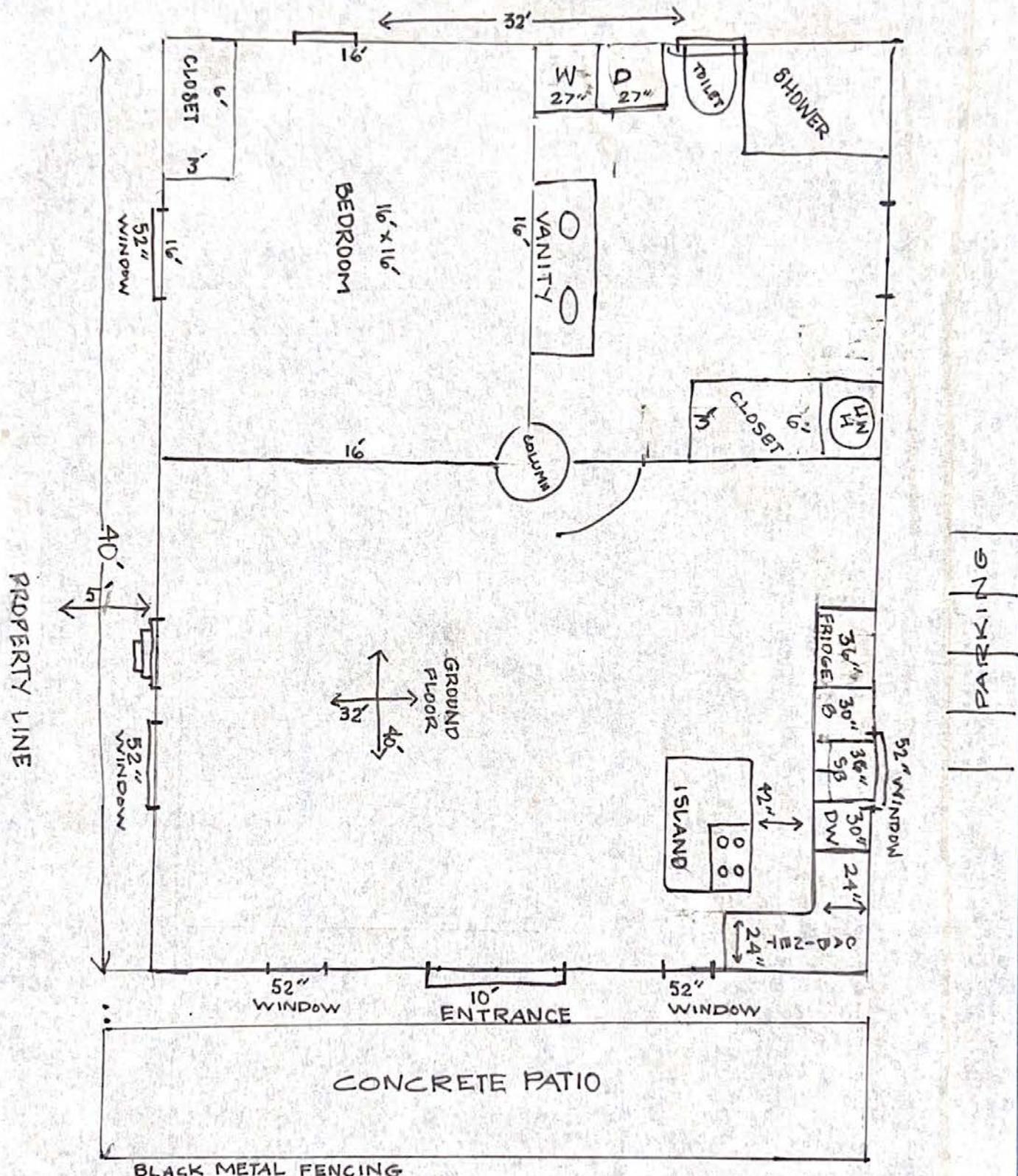


Knoxville - Knox County - KUB Geographic Information System

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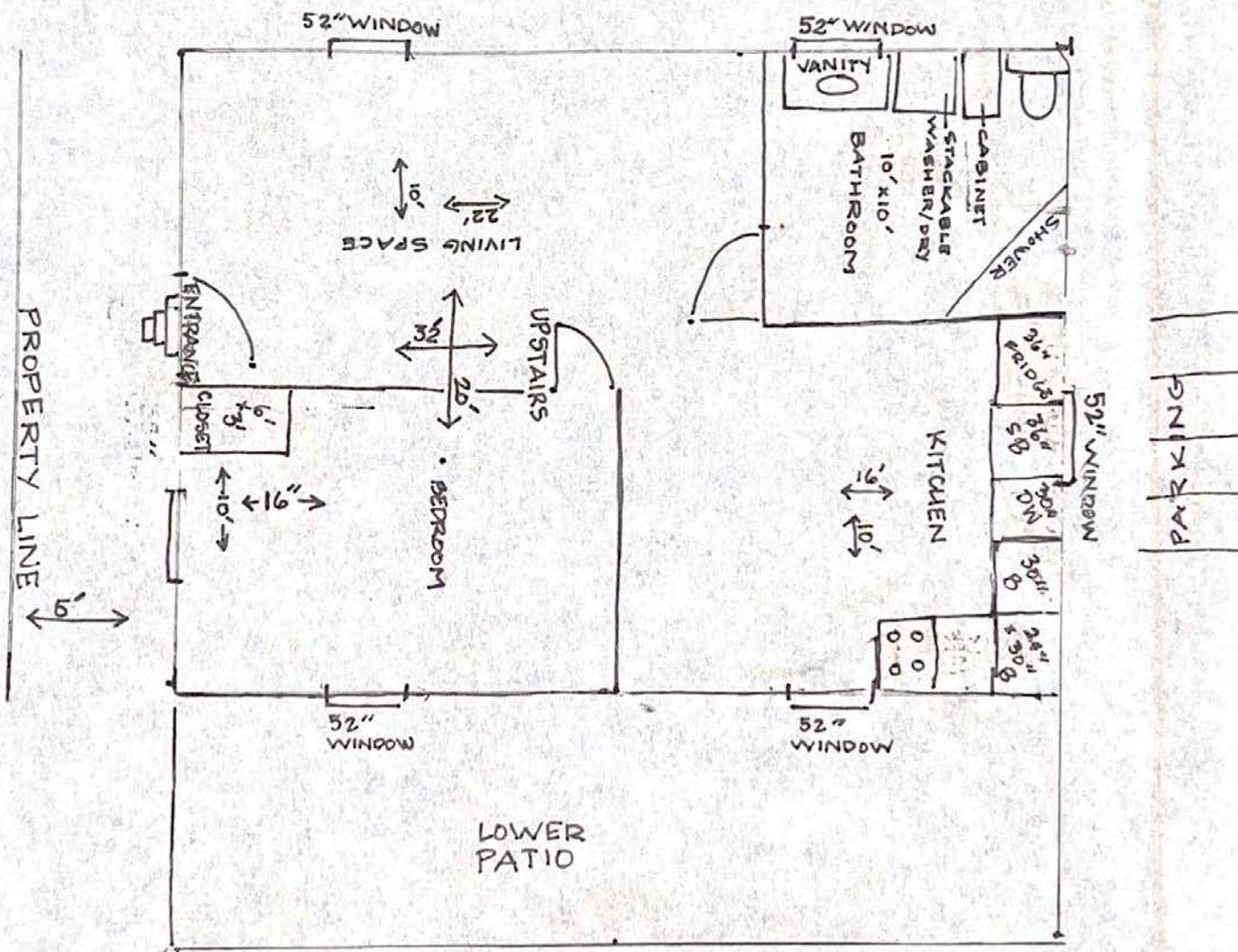
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8/22/2022



ON
PAID

10-C-22-SU
8/22/2022

624 DRY GAP PIKE



10-C-22-SU
8/22/2022

624 DRY GAP PIKE



624 DRY GAP PILES

PARKING

10-C-22-SU
8/22/2022



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

Bailey Rose

8/23/2022

Applicant Name

Date Filed

10/6/2022

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10-C-22-SU

Planning Commission Meeting (if applicable)

Legislative Meeting (if applicable)

File Number(s)

CORRESPONDENCE

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

Bailey Rose

Name / Company

706 Haynes PI Knoxville TN 37917

Address

865-805-8222 / contact.baileyrose@gmail.com

Phone / Email

CURRENT PROPERTY INFO

Bailey Rose

706 Haynes PI Knoxville TN 37917

865-805-8222 / contact.baileyr

Owner Name (if different)

Owner Address

Owner Phone / Email

624 DRY GAP PIKE

Property Address

57 M A 020

1.56 acres

Parcel ID

Part of Parcel (Y/N)?

Tract Size

Knoxville Utilities Board

Knoxville Utilities Board

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

east side of Dry Gap Pike, south of Haynes-sterchi Rd, north of Sanford Rd

General Location

City

Council District 5

RN-1 (Single-Family Residential Neighborhood)

Single Family Residential

Count

District

Zoning District

Existing Land Use

North City

LDR (Low Density Residential)

Urban Growth Area (Inside City Limits)

Planning Sector

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) **Duplex**

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name

Related Rezoning File Number

Unit / Phase Number

Total Number of Lots Created

Additional Information

- Attachments / Additional Requirements

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

\$1,000.00

Total

Fee 2

Fee 3

AUTHORIZATION

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

Bailey Rose, 706 Haynes Pl Knoxville TN 37917

8/23/2022

Application Authorized By

Affiliation

Date

865-805-8222 / contact.baileyrose@gmail.com

Phone / Email

Staff Signature

Please Print

Date Paid

(1) Download and fill out this form at your convenience.
(2) Sign the application digitally (or print, sign, and scan).

(3) Either print the completed form and bring it to the
Knoxville-Knox County Planning offices
OR email it to applications@knoxplanning.org

Reset Form



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

Bailey Rose

Owner

Applicant Name

Affiliation

08/22/2022

none scheduled

File Number(s)

Date Filed

Meeting Date (if applicable)

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

Bailey Rose

Hunter House LLC

Name

Company

706 Haynes Pl

Knoxville

TN

37917

Address

City

State

ZIP

8658058222

contact.baileyrose@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Bailey Rose/Anderson Hunter/Hunter Hc 706 Haynes Pl

8658058222

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

624 Dry Gap Pike Knoxville TN 37912

057MA020/38

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

General Location

Tract Size

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) Structure in question on property is legally described as

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	Total
Fee 2	
Fee 3	

AUTHORIZATION



Applicant Signature

Bailey Rose

Please Print

08/22/2022

Date

865-805-8222

Phone Number

contact.baileyrose@gmail.com

Email



Property Owner Signature

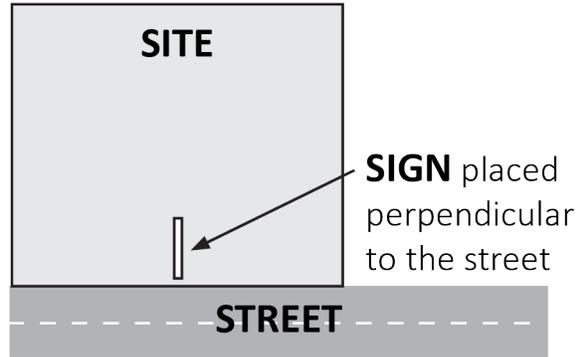
Bailey Rose

Please Print

8/22/2022

Date

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:

_____ and _____
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: _____

Date: _____

File Number: _____

- Sign posted by Staff
- Sign posted by Applicant