

SPECIAL USE REPORT

► **FILE #:** 3-D-23-SU

AGENDA ITEM #: 18

AGENDA DATE: 3/9/2023

► **APPLICANT:** DARIN AND HEATHER MARONI

OWNER(S): Darin & Heather Maroni

TAX ID NUMBER: 109 F N 005

[View map on KGIS](#)

JURISDICTION: City Council District 1

STREET ADDRESS: 132 HAYWOOD AVE

► **LOCATION:** south of Haywood Ave, east of Arnold Street

► **APPX. SIZE OF TRACT:** 12268 square feet

SECTOR PLAN: South City

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

ACCESSIBILITY: Access is via Haywood Ave, a local street with an 18-ft pavement width within a 40-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Baker 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 residential - RN-2 (Single-Family Residential Neighborhood)

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

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

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

NEIGHBORHOOD CONTEXT: The area is comprised of low-density residential development with higher-density, multi-family development to the east and south, and small-scale commercial development further to the southeast.

STAFF RECOMMENDATION:

► **Approve the request for a duplex in the RN-2 zoning district, subject to 2 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 the principal use standards for a two-family dwelling (Article 9.3.J), specifically the 15% minimum transparency requirement for

all street-facing elevations.

COMMENTS:

This request is to convert an existing house into a two-family dwelling via an addition to the rear. The applicant will remove an existing carport and garage structure, and construct a two-story addition on the rear elevation. The addition will incorporate a garage and bedrooms on the lower level, with additional habitable space on the upper level.

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 in an existing primary structure is consistent with the LDR (Low Density Residential) land use designation in the South City Sector Plan. Per the One-Year Plan, the site is in an area having a gross density exceeding 5 dwelling units per acre, with multi-family dwellings to the east and southeast.

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 12,554 sq. ft. The site plan and elevations as provided conform with the dimensional standards for a two-family dwelling in the RN-2 zoning district. Final elevation drawings will need to conform to the principal use standards for a two-family dwelling (Article 9.3.J); the applicant has noted the second story of the west elevation is not final as depicted, and this street-facing elevation will need to maintain a minimum 15% transparency.

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 block contains multi-family dwellings to the east and south on property zoned RN-4. Four other new two-family dwellings are also presently proposed on Haywood Avenue, approximately 0.15 miles southwest (3-C-23-SU). The subject property is located on a corner lot.

B. The existing house will not be modified and present as a 1.5-story Craftsman bungalow from the façade, with a two-story addition to the rear. Both the existing house and addition will be compatible in size and scale with the surrounding single-family houses. The second dwelling will be similar in scale to an accessory dwelling unit, as a second story above a garage.

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. 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 known uses immediately surrounding the subject site that would pose a potential hazard or undesirable environment for the proposed use.

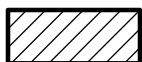
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to the .
The date of the hearing will depend on when the appeal application is filed.



**3-D-23-SU
SPECIAL USE**



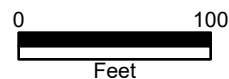
Duplex in RN-2 (Single-Family Residential Neighborhood)

Original Print Date: 2/14/2023
Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Darin and Heather Maroni

Map No: 109

Jurisdiction: City



SITE MAP:

132 HAYWOOD AVE
KNOXVILLE TN 37920

HIGHLIGHTED SECTION ON SITE MAP IS THE PROPOSED ADDITION TO THE MAIN HOUSE LOCATED AT 132 HAYWOOD TO ADD AN APARTMENT AND GARAGE SPACES. ADDITION WILL ADD 953 SQFT OF FOUNDATION TO THE EXISTING RESIDENTIAL HOME.

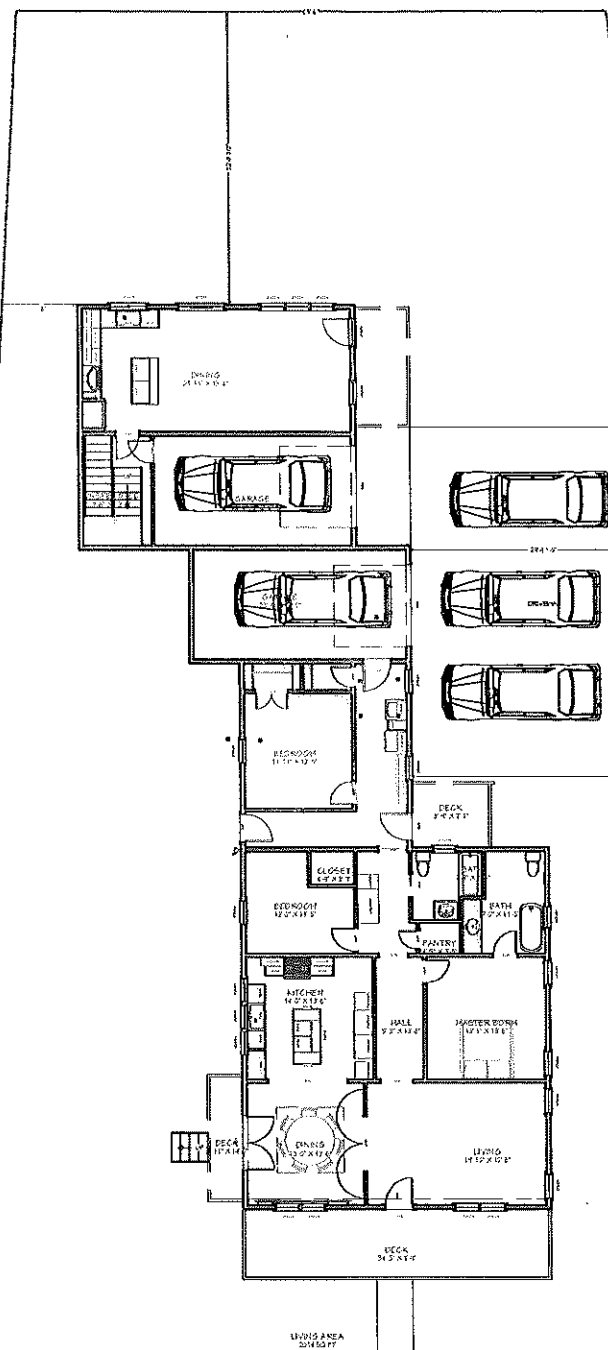
EXISTING CARPORT AND GARAGE WILL
BE REMOVED FROM SITE.

COVERAGE AMOUNTS:
PROPERTY SIZE .28 ACRES / 12,197 SQFT

HOUSE:	2314 SQFT	19%
OVERHANGS:	562 SQFT	5%
TOTAL HOUSE COVERAGE TO LOT		24%

IMPERVIOUS SURFACE	
DRIVEWAY / SIDEWALK :1035 SQFT	8.5%
COMPLETE COVERAGE	32.5%

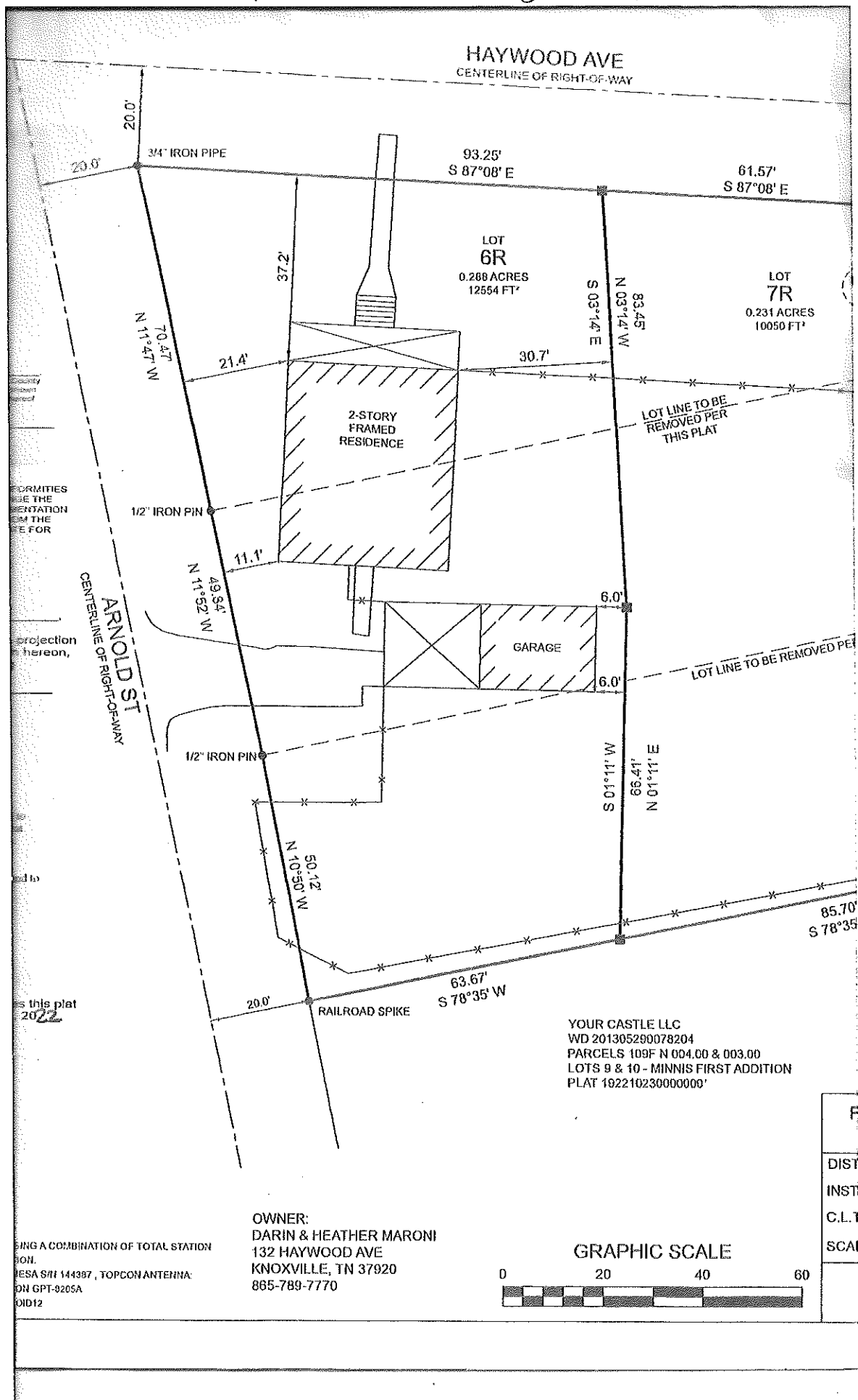
1,2000 sqft



ARNOLD AVE

HAYWOOD-AVE

Survey as of 4/14/2021 Counter signed by Assessor 4/13/2022







Existing house



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

Darin and Heather Maroni

Applicant Name

Affiliation

1/23/2023

Date Filed

3/9/2023

Meeting Date (if applicable)

3-D-23-SU

File Number(s)

CORRESPONDENCE

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

Darin & Heather Maroni

Name / Company

132 Haywood Ave Knoxville TN 37920

Address

865-789-7770 / DARIN@MARONIDESIGNLAB.COM

Phone / Email

CURRENT PROPERTY INFO

Darin & Heather Maroni

Owner Name (if different)

132 Haywood Ave Knoxville TN 37920

Owner Address

865-789-7770 / DARIN@MARO

Owner Phone / Email

132 HAYWOOD AVE

Property Address

109 F N 005

Parcel ID

Part of Parcel (Y/N)?

12268 square feet

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

south of Haywood Ave, east of Arnold Street

General Location

☒ City

Council District 1

RN-2 (Single-Family Residential Neighborhood)

Single Family Residential

☐ Count

District

Zoning District

Existing Land Use

South 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 checked="" type="checkbox"/> Residential	<input type="checkbox"/> Non-residential	
Home Occupation (specify) _____			
Other (specify) Duplex _____			

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
\$450.00	
Fee 2	
Fee 3	

AUTHORIZATION

Darin and Heather Maroni	1/23/2023
Applicant Signature	Date

Phone / Email

Darin & Heather Maroni	1/23/2023
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

DARIN & HEATHER MARONI

OWNER

Applicant Name

01/23/2023

03/09/2023

Affiliation

File Number(s)

Date Filed

Meeting Date (if applicable)

3-D-23-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

DARIN & HEATHER MARONI

Name

132 HAYWOOD AVE

Company

KNOXVILLE

TN

37920

Address

865-789-7770

City

DARIN@MARONIDESIGNLAB.COM

State

ZIP

Phone

Email

CURRENT PROPERTY INFO

DARIN & HEATHER MARONI

132 HAYWOOD AVE

865-789-7770

Property Owner Name (if different)

132 HAYWOOD AVE

Property Owner Address

109FN005

Property Owner Phone

Property Address

KUB

Parcel ID

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) **PERSONAL**

Related City Permit Number(s)

Other (specify) _____

SUBDIVISION REQUEST

Proposed Subdivision Name

Related Rezoning File Number

Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel
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

Fee 2

Fee 3

0401 / \$450

\$450

AUTHORIZATION

Applicant Signature

DARIN & HEATHER MARONI

1/23/2023

Please Print

Date

865-789-7770

DARIN@MARONIDESIGNLAB.COM

Phone Number

Email

Property Owner Signature

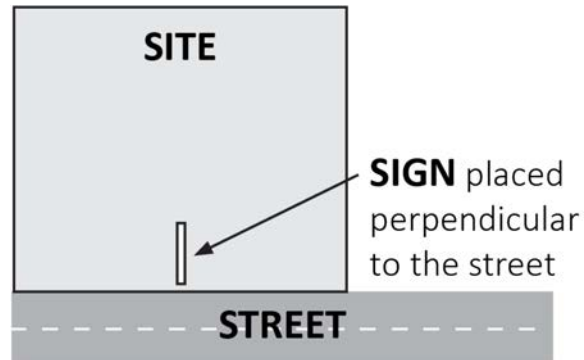
Please Print

1/23/2023

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 to this and request

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:

_____ 2/24/2023 _____ and _____ 2/10/2023 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: _____ Darin and Heather Maroni _____

Date: _____ 1/23/2023 _____

File Number: _____ 3-D-23-SU _____

☒

Sign posted by Staff

☐

Sign posted by Applicant