



SPECIAL USE REPORT

► **FILE #:** 5-E-23-SU

AGENDA ITEM #: 15

AGENDA DATE: 5/11/2023

► **APPLICANT:** TYLER STINNETT

OWNER(S): Tyler Stinnett

TAX ID NUMBER: 109 D B 024

[View map on KGIS](#)

JURISDICTION: City Council District 1

STREET ADDRESS: 0 SAINT JAMES AVE

► **LOCATION:** North side of St. James Ave, west of Peachtree St, south of Island Home Ave

► **APPX. SIZE OF TRACT:** 12346 square feet

SECTOR PLAN: South City

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

ACCESSIBILITY: Access is via Saint James Avenue, a local street with a 21-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:** Agriculture/Forestry/Vacant Land

► **PROPOSED USE:** Duplex

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Rural residential - RN-1 (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 single-family residential houses with medium to large lot sizes.

STAFF RECOMMENDATION:

► **Approve the request for a two-family dwelling 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.

With the conditions noted, this plan meets the requirements for approval in the RN-2 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 is consistent with the LDR (Low Density Residential) land use designation in the South City Sector Plan.

B. The subject property complies with the One Year Plan's criteria for a duplex as it will not significantly affect the service demands or aesthetics of the area, and the area has a gross density above five dwelling units an acre. The RN-2 zone allows single-family dwellings with lots at a minimum of 5,000 sq. ft, which equals approximately eight dwelling units an acre.

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 12,567 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. The elevations, as provided, conform to the principal use standards for a two-family dwelling (Article 9.3.J).

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 the immediate vicinity, however, the number of dwellings per acre is similar to the two abutting residential lots on the same block.

B. The surrounding area is characterized by one-story Minimal Traditional houses, with wider facades fronting the street. The proposed one-story duplex is comparable to a Minimal Traditional or Transitional Ranch house, and will be compatible in size and scale with the surrounding single-family houses.

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 development has a similar density to abutting detached residential lots on this street.

B. The proposal will generate similar traffic to the existing residential uses on the street.

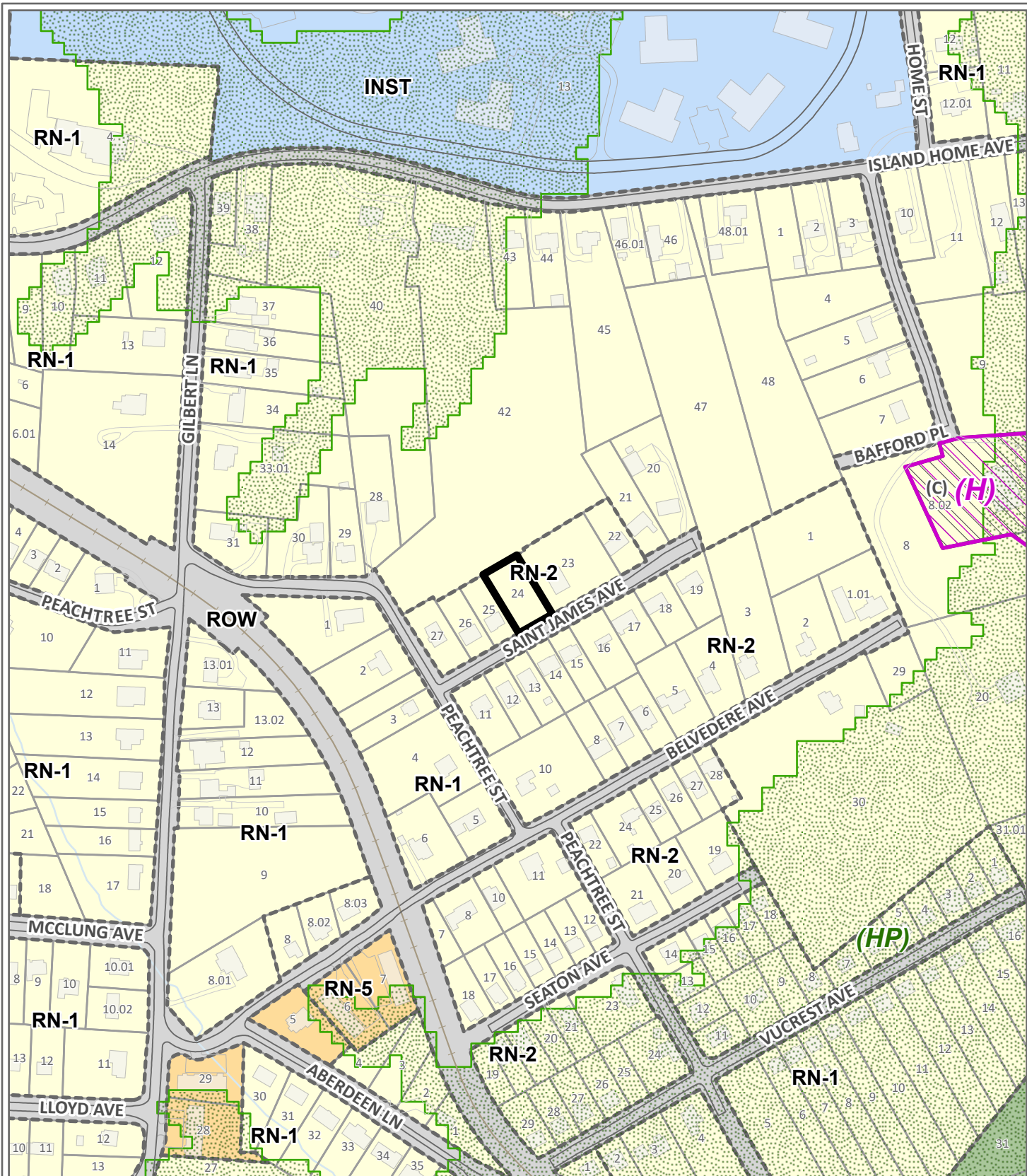
6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

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 Knoxville City Council. The date of the hearing will depend on when the appeal application is filed.



SPECIAL USE

5-E-23-SU

Petitioner: Tyler Stinnett



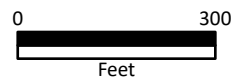
Duplex in RN-2 (Single-Family Residential Neighborhood)

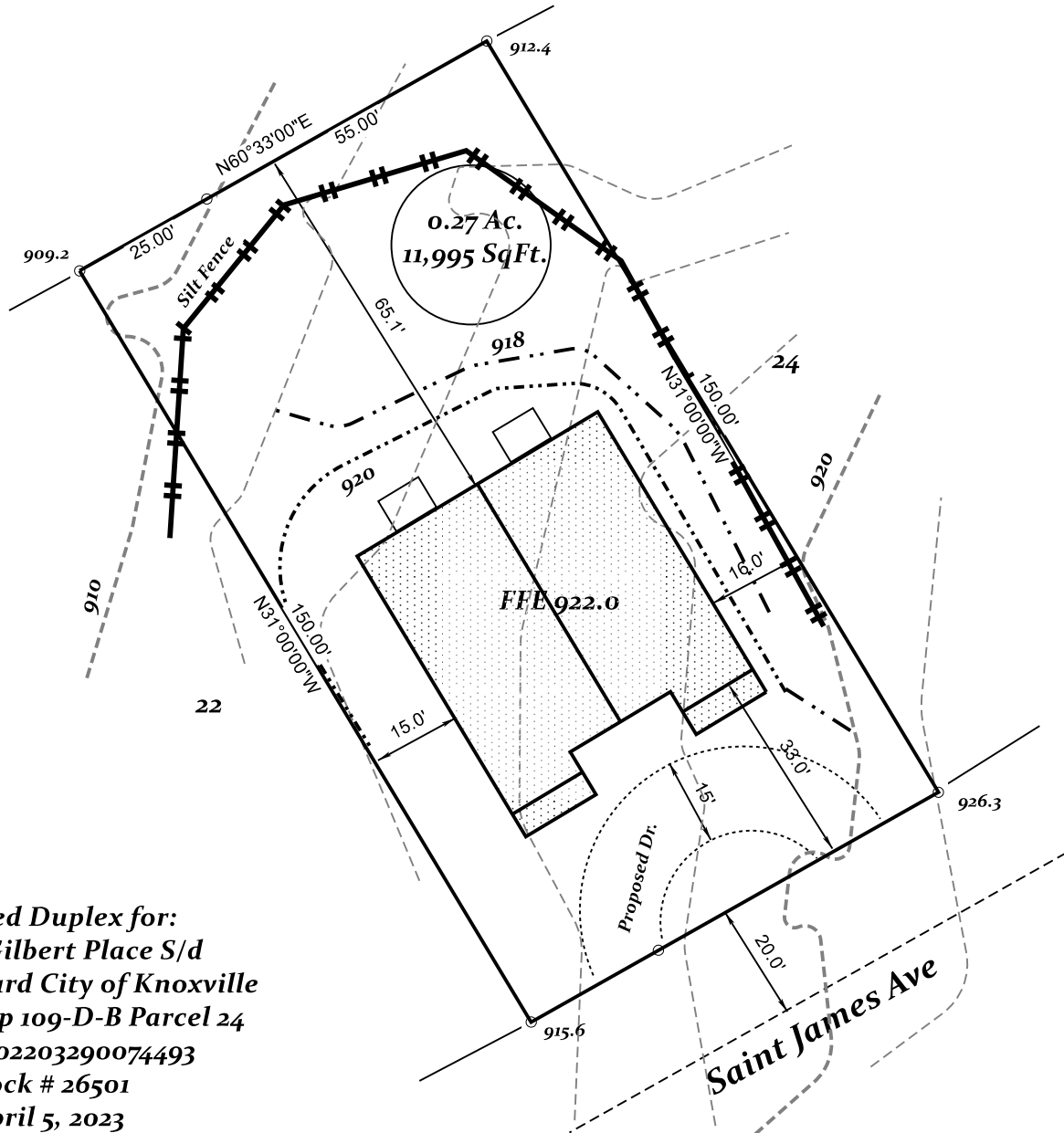
Original Print Date: 4/17/2023

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

Map No: 109

Jurisdiction: City





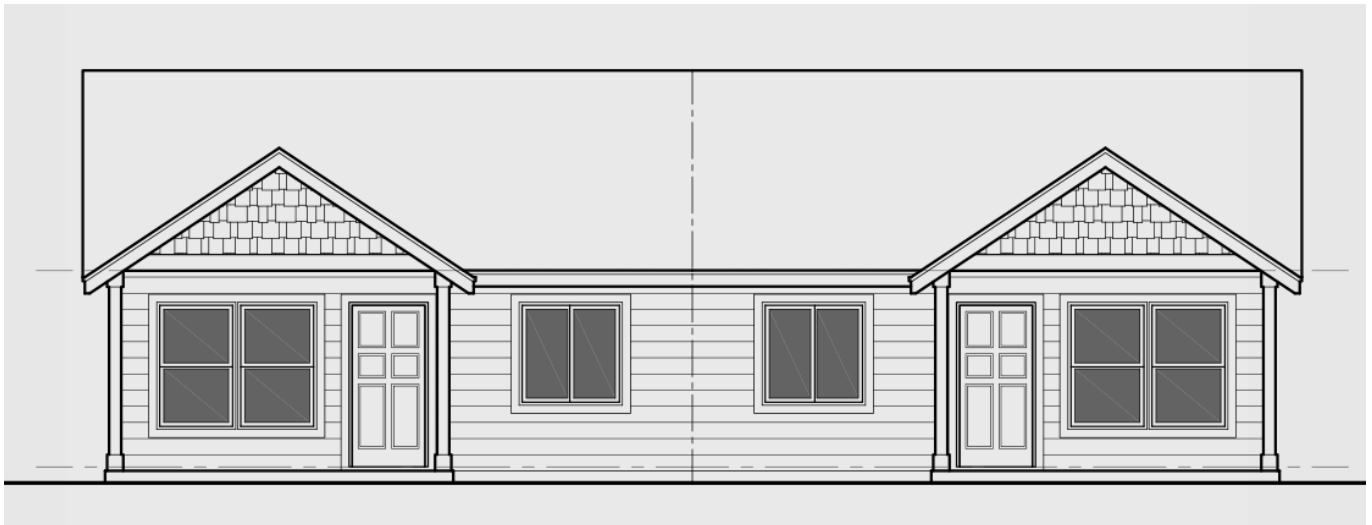
Proposed Duplex for:
Lot 23 Gilbert Place S/d
26th Ward City of Knoxville
CLT Map 109-D-B Parcel 24
Inst # 202203290074493
City Block # 26501
Date April 5, 2023
Scale 1" = 30'



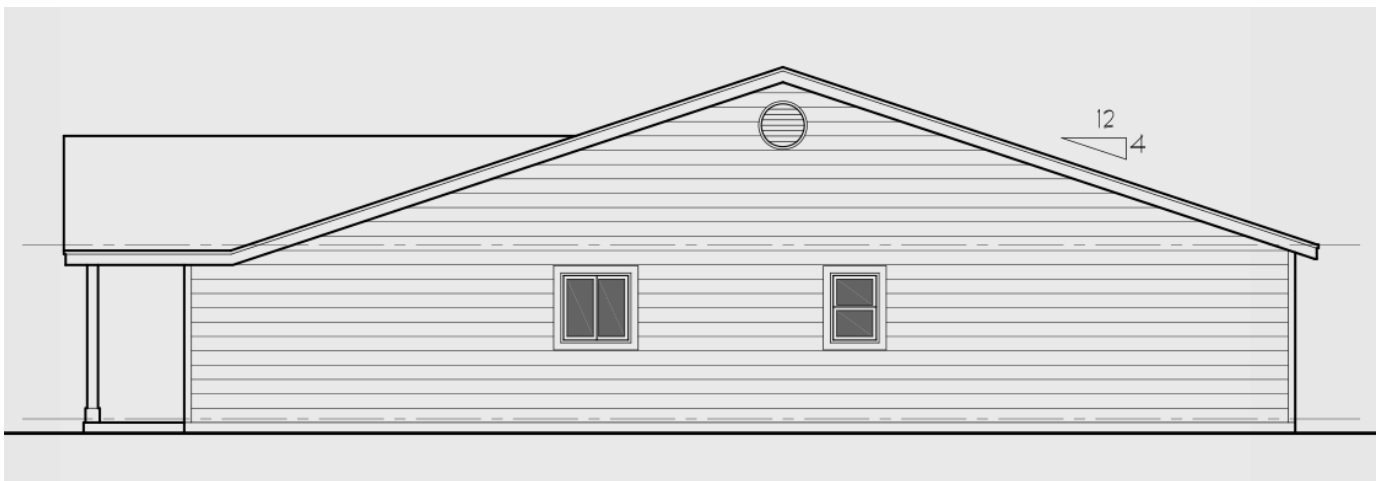
5-E-23-SU
Rev 4.21.23



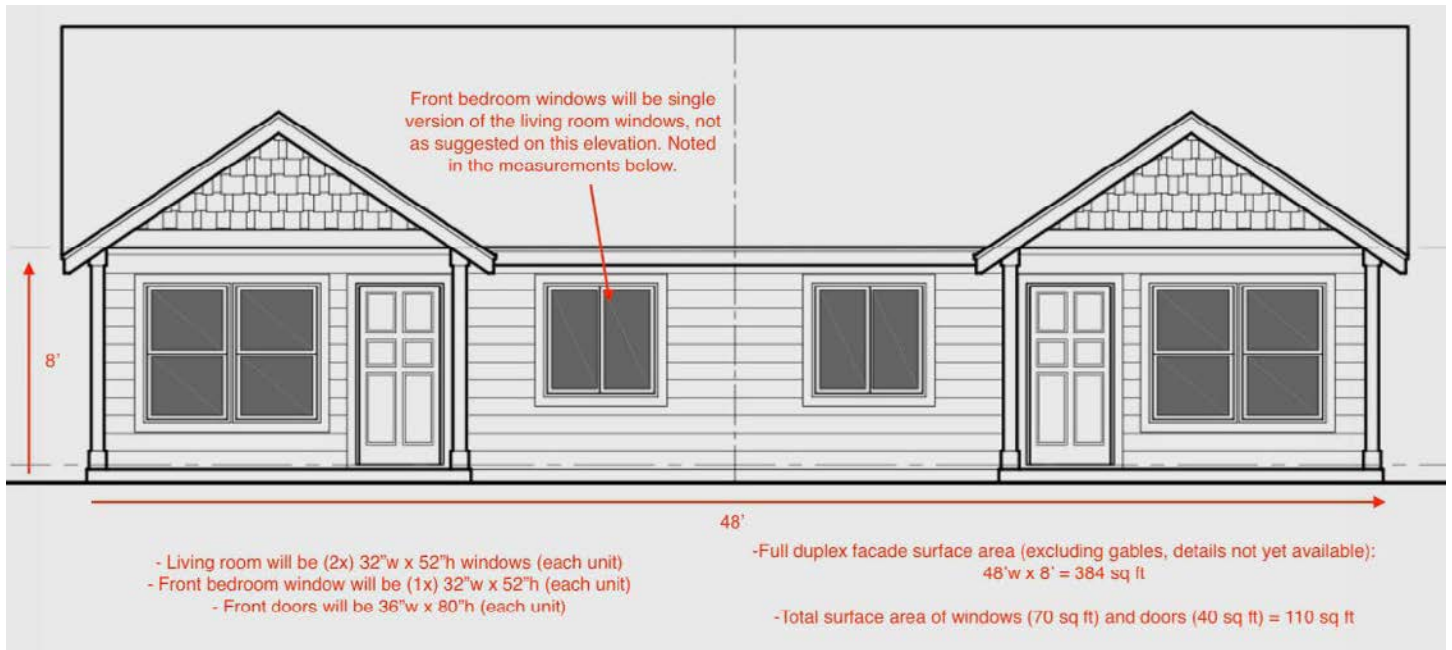
Rendering



Façade

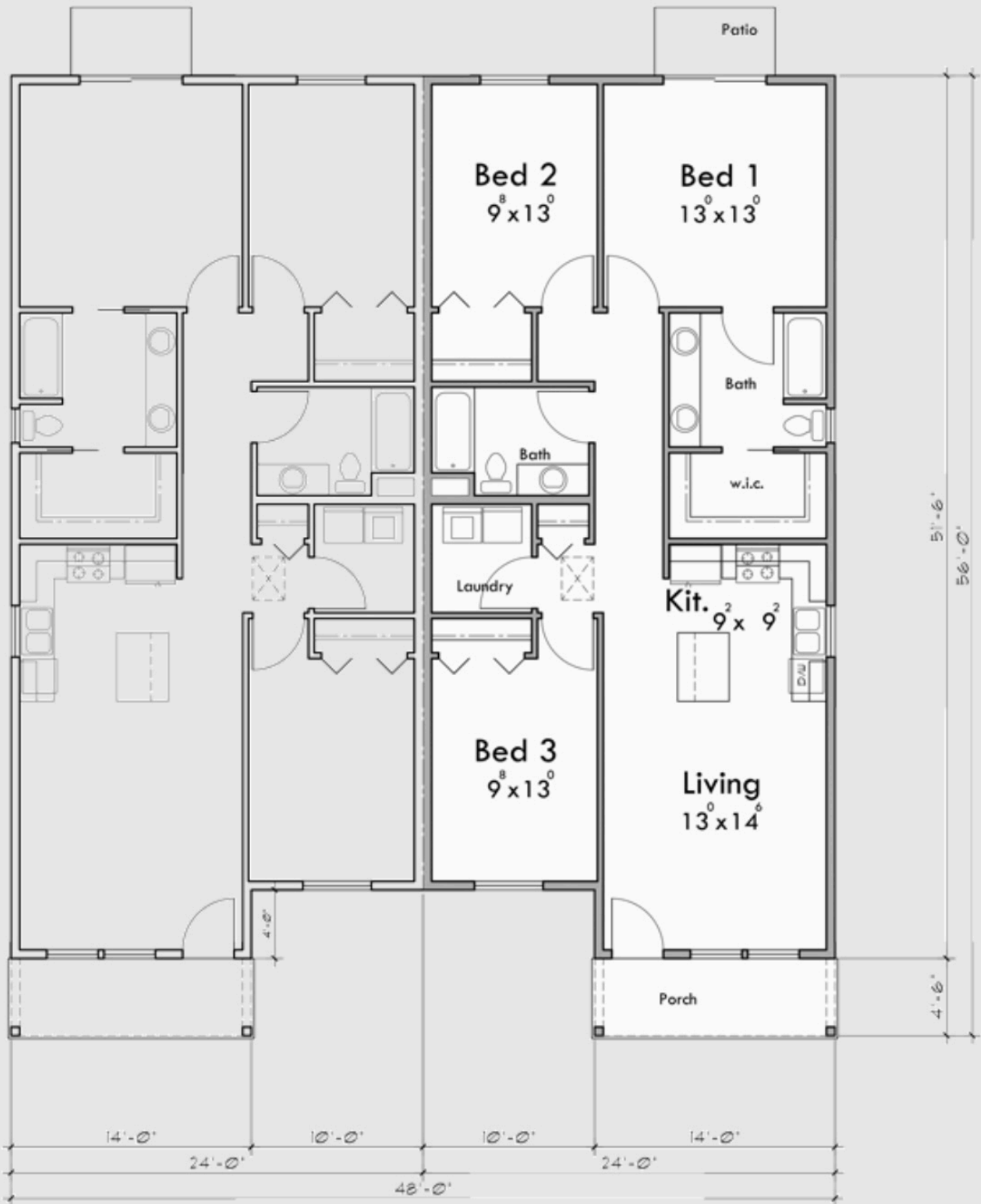


Side elevation



Calculations

Main Floor Plan





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

Tyler Stinnett

Applicant Name

Affiliation

3/27/2023

Date Filed

5/11/2023

Meeting Date (if applicable)

5-E-23-SU

File Number(s)

CORRESPONDENCE

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

Tyler Stinnett

Name / Company

2817 Peachtree St Knoxville TN 37920

Address

865-256-8034 / tystinnett07@gmail.com

Phone / Email

CURRENT PROPERTY INFO

Tyler Stinnett

Owner Name (if different)

2817 Peachtree St Knoxville TN 37920

Owner Address

865-256-8034 / tystinnett07@g

Owner Phone / Email

0 SAINT JAMES AVE

Property Address

109 D B 024

Parcel ID

12346 square feet

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

North side of St. James Ave, west of Peachtree St, South of Island Home Ave

General Location

☒ City

Council District 1

RN-2 (Single-Family Residential Neighborhood)

Agriculture/Forestry/Vacant Land

☐ County 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 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

Tyler Stinnett	3/27/2023
Applicant Signature	Date

Phone / Email

Tyler Stinnett	3/27/2023
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.

'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



Development Request

Reset Form

DEVELOPMENT

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

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ SP ☐ OYP
☐ Rezoning

Tyler Stinnett
Applicant Name

Affiliation

3/20/23
Date Filed

Meeting Date (if applicable)

File Number(s)

5-E-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

Tyler Stinnett
Name

Restored Living LLC
Company

2817 Peachtree St
Address

Knoxville
City

TN
State

37920
ZIP

865-256-8034
Phone

Tystinnett07@gmail.com
Email

CURRENT PROPERTY INFO

Tyler Stinnett 2817 Peachtree St 865-256-8034
Property Owner Name (if different) Property Owner Address Property Owner Phone

Left of 2625 St James Ave
Property Address

109 DB024
Parcel ID

Kub
Sewer Provider

Kub
Water Provider

N
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

August 29, 2022

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

Home Occupation (specify) _____

Other (specify) Special use → Duplex

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) _____

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

450.00

Total

450.00

Fee 2

Fee 3

AUTHORIZATION

Applicant Signature

865-256-9034

Phone Number

Please Print

Tyler Stinnett
Tstinnett07@gmail.com

Email

Date

3/20/22

Property Owner Signature

Please Print

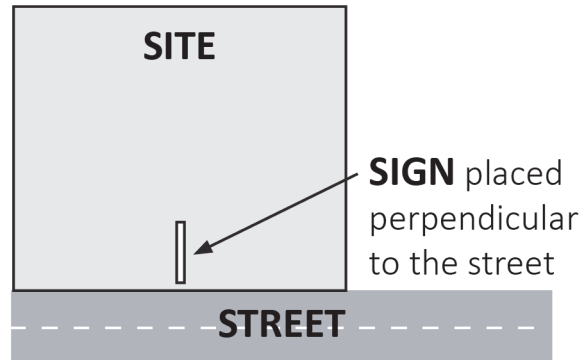
Tyler Stinnett

Date

3/20/22

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.

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:

_____ April 28, 2023 _____ and _____ May 12, 2023 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Tyler Stinnett

Date: 3/27/2023

File Number: 5-E-23-SU



Sign posted by Staff



Sign posted by Applicant