



# SPECIAL USE REPORT

▶ **FILE #:** 2-E-24-SU

**AGENDA ITEM #:** 19

**AGENDA DATE:** 2/8/2024

▶ **APPLICANT:** DEBORAH W. ROSSI

OWNER(S): Keith & Orawan Rossi

TAX ID NUMBER: 109 B F 026

[View map on KGIS](#)

JURISDICTION: City Council District 1

STREET ADDRESS: 1201 E MOODY AVE

▶ **LOCATION:** West side of E Moody Ave, north side of Davenport Rd

▶ **APPX. SIZE OF TRACT:** 16287 square feet

SECTOR PLAN: South City

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

ACCESSIBILITY: Access is provided off of E Moody Avenue, a major collector with a 26-ft pavement width within a right-of-way that is shared with Baker Creek and Wynn Avenue.

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:** Two-family dwelling

HISTORY OF ZONING: The subject property was part of a government rezoning for a larger area from R-2 (General Residential) to R-1 (Low Density Residential) in 2009 [2-E-09-RZ].

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

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

East: Single family residential, right-of-way - RN-1 (Single-Family Residential Neighborhood)

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

NEIGHBORHOOD CONTEXT: This area has a mix of single family residential houses, duplexes, and multifamily structures with a large commercial greenhouse/garden center nearby. Dogwood Elementary School is located within a quarter mile southwest of the property. The property is served by transit and has sidewalk connections to the school.

**STAFF RECOMMENDATION:**

► **Approve the request for a two-family dwelling in the RN-2 (Single-Family Residential Neighborhood) district, subject to 3 conditions.**

- 1) Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
- 2) Meeting all applicable requirements of the City of Knoxville Engineering Department.
- 3) Meeting all applicable requirements of the City of Knoxville Department of Plans Review and Inspections Department.

**COMMENTS:**

This special use request is for a two-family dwelling on a 16,287-sf corner lot in the RN-2 district. The existing single family house on the property will be demolished and the basement may be reconfigured to be used for the proposed duplex. Each unit of the proposed one-storied structure includes three bedrooms and an attached garage.

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 two-family dwelling is consistent with the General Plan's development policy 8.1 that encourages growth in the existing urban area through infill housing opportunities.

B. The proposed use is consistent with the South City Sector Plan's LDR (Low Density Residential) land use classification.

C. The proposed use complies with the One Year Plan's location criteria for a duplex in low density areas as the property is adjacent to two collector streets (E Moody Avenue and Davenport Road).

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 district requires a minimum lot size of 10,000 sq. ft. for two-family dwellings and the subject property is larger than that. The site plan and elevations conform to the dimensional standards for a two-family dwelling in the RN-2 zoning district. The submitted drawings also conform to the Principal Use Standards for a two-family dwelling (Article 9.3.J).

C. The proposed driveway does not meet the 100-ft minimum corner clearance requirement. However, the City of Knoxville Engineering Department has approved the driveway layout according to Article 11.7 - Section B.2 of the zoning ordinance, considering the driveway is located as far as possible from the intersecting street.

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. Both abutting parcels of this property have duplex developments. There are several other duplex and multifamily developments located within 0.15 miles of the subject property, on properties zoned RN-2 and RN-5.

B. The surrounding area is characterized by one- and two-story houses. The proposed single-story structure will be compatible in size and scale with the surrounding 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 dwellings are considered low-density residential uses and are compatible with other residential uses in the area.

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 property that would pose a potential hazard or undesirable environment for the proposed use.

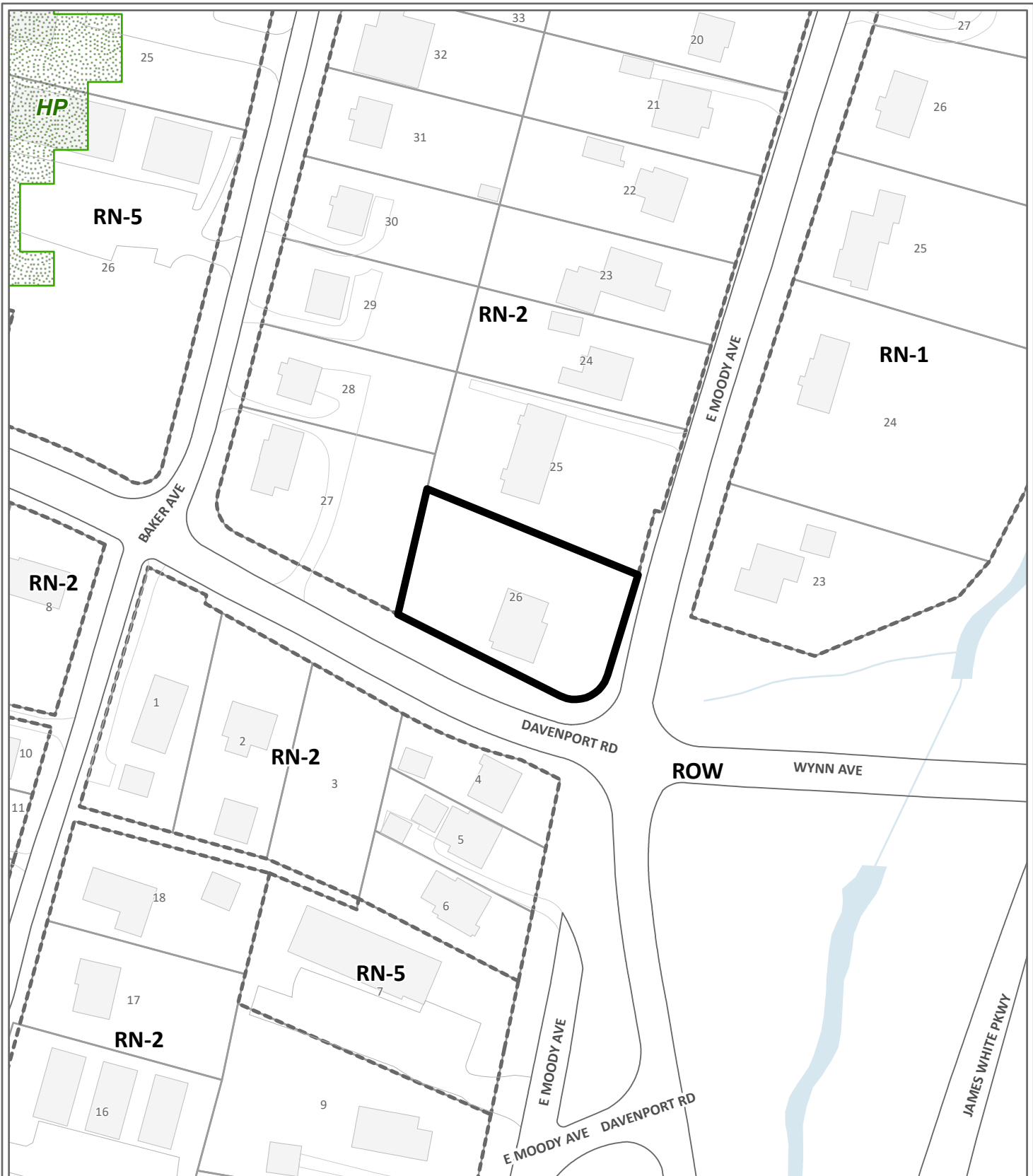
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: 0 (public school children, grades K-12)

Schools affected by this proposal: Dogwood Elementary, South Doyle Middle, and South Doyle 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.



**SPECIAL USE**

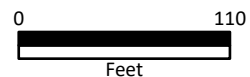
**2-E-24-SU**

**Petitioner:** Deborah W. Rossi



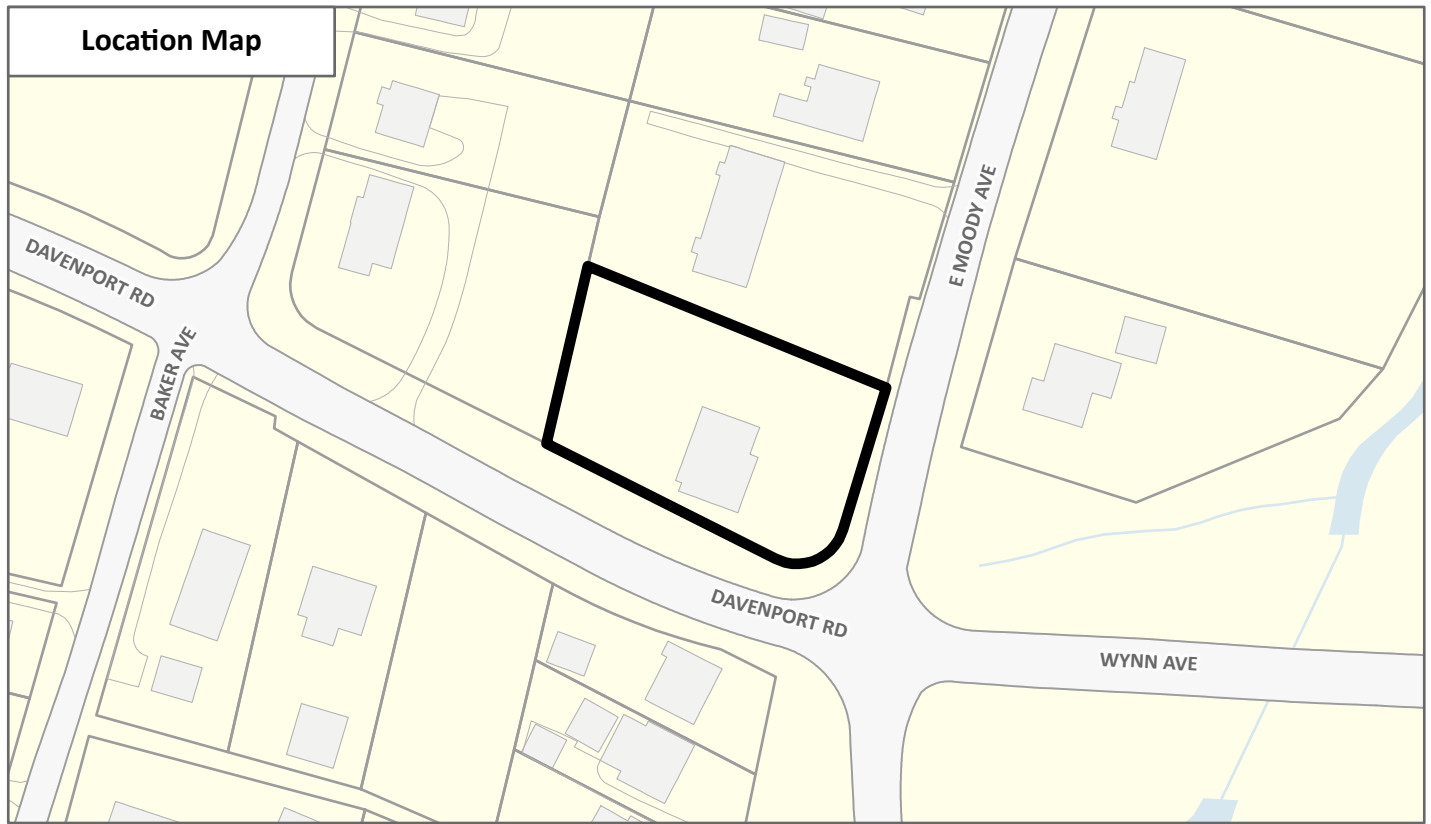
Duplex Proposal in RN-2 (Single-Family Residential Neighborhood)

**Map No:** 109  
**Jurisdiction:** City



# Exhibit A. Contextual Images

Location Map



Aerial Map

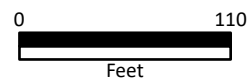


CONTEXTUAL MAPS 1

2-E-24-SU



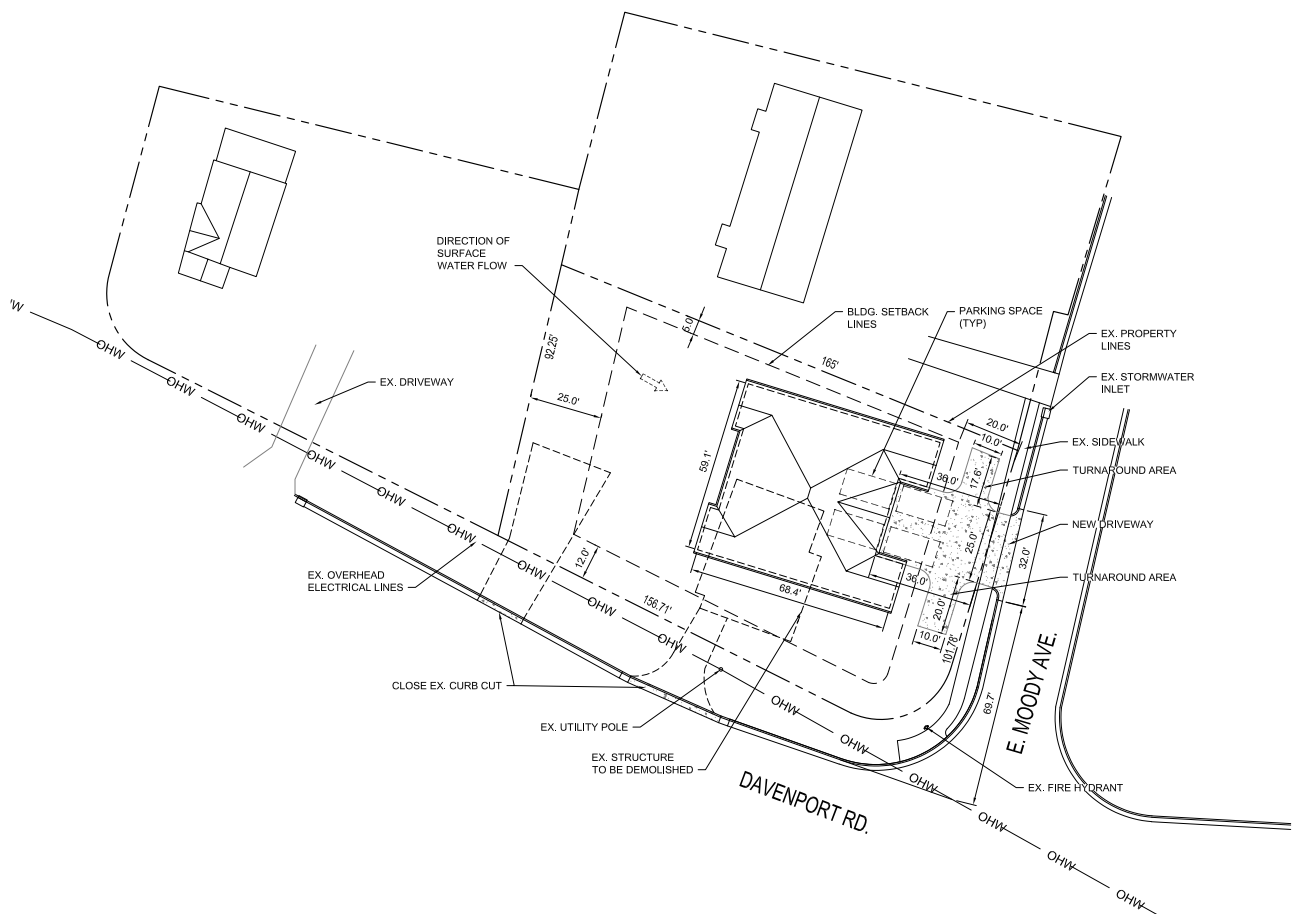
Case boundary





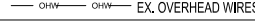




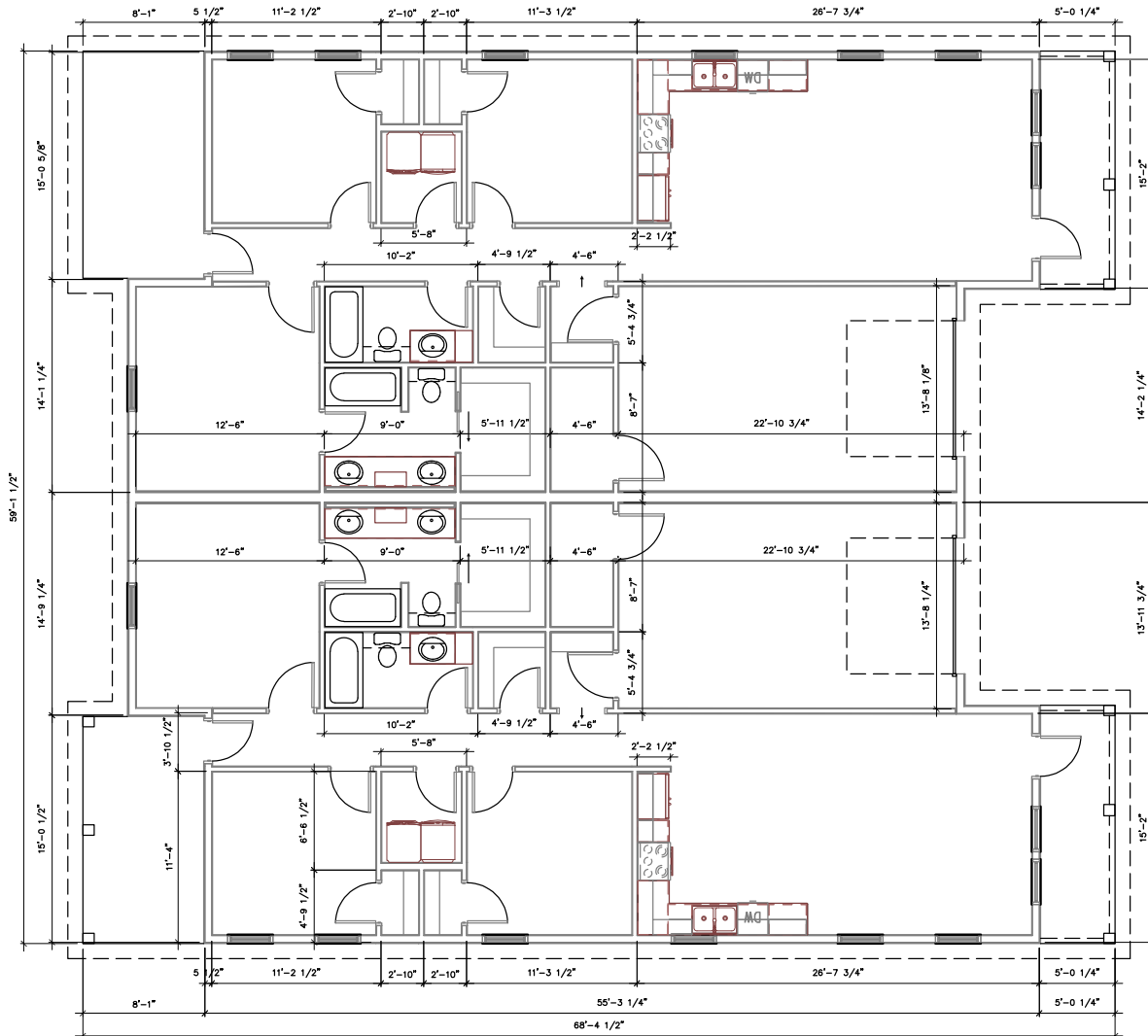


2-E-24-SU  
01.18.2024

MOODY AVE DUPLEX	<b>BUILDING SETBACKS</b>		<b>SITE SUMMARY</b>			<b>PROJECT SITE</b>		
	REQUIRED	PROVIDED	MUNICIPALITY: KNOXVILLE, TN		SITE PLAN FOR MOODY AVE DUPLEX DEVELOPMENT  1201 E. MOODY AVENUE KNOXVILLE, TENNESSEE 37920			
SITE PLAN	FRONT - EAST	20' min	26'	CURRENT ZONING: RN-2			<b>LEGEND</b> LANDSCAPE CONCRETE PAVEMENT PROPERTY LINE EX. OVERHEAD WIRES	
	REAR - WEST	25' min	67'	PROPOSED FUTURE ZONING: N/A				
	INTERIOR SIDE - NORTH	5' min	7'	SITE ACREAGE: 16,274 SF (0.37 ± ACRES)				
	STREET SIDE - SOUTH	12' min	26'	BLDG SF: TWO UNITS, EA. UNIT=1,842 SF				
01 / 17 / 2024	<b>PARKING SETBACKS</b>		<b>PARKING REQUIREMENTS</b>			<b>PROJECT SCALE:</b> 1"=20' 		
	REQUIRED	PROVIDED	PARKING	REQUIRED	PROVIDED			
SP-1	FRONT - EAST	N/A	N/A	# OF STALLS	2 PER UNIT	2 PER UNIT		
	REAR - WEST	N/A	N/A	STALL DIM.	9' * 18'	9' * 18'		
	INTERIOR SIDE - NORTH	10' min	22'					
	STREET SIDE - SOUTH	10' min	37'					



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	REQUIRED	PROVIDED	PARKING	REQUIRED	PROVIDED		
SP-1	FRONT - EAST	N/A	N/A	# OF STALLS	2 PER UNIT	2 PER UNIT	
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	INTERIOR SIDE - NORTH	10' min	22'				
	STREET SIDE - SOUTH	10' min	37'				



FLOOR PLAN  
SCALE: 1/8"=1'-0"



FLOOR PLAN	1/17/24
	24-01
	BA
	A2.1

MOODY AVE DUPLEX DEVELOPMENT  
FOR KEITH AND ORAWAN ROSS

1201 E. MOODY AVENUE  
KNOXVILLE, TN 37920

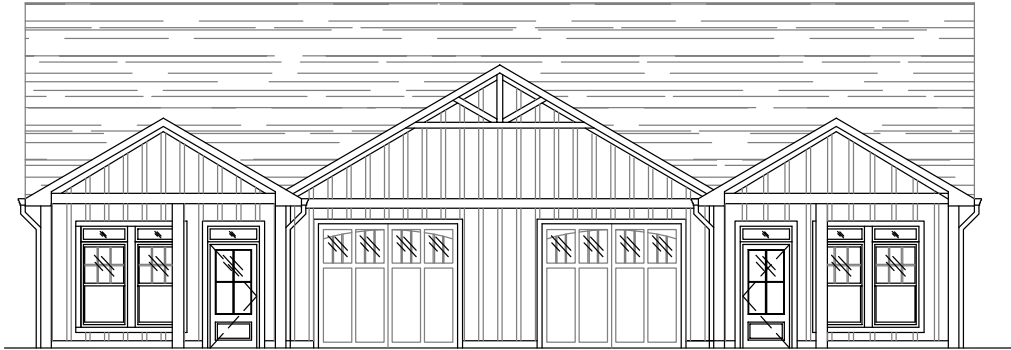


**AALFS**  
DEVELOPMENT SERVICES

106 ZACKRY TRACE, FLINTSTONE, GA 30725  
PH: (423) 463-8593  
EMAIL: BAALFS@OUTLOOK.COM

REVISION



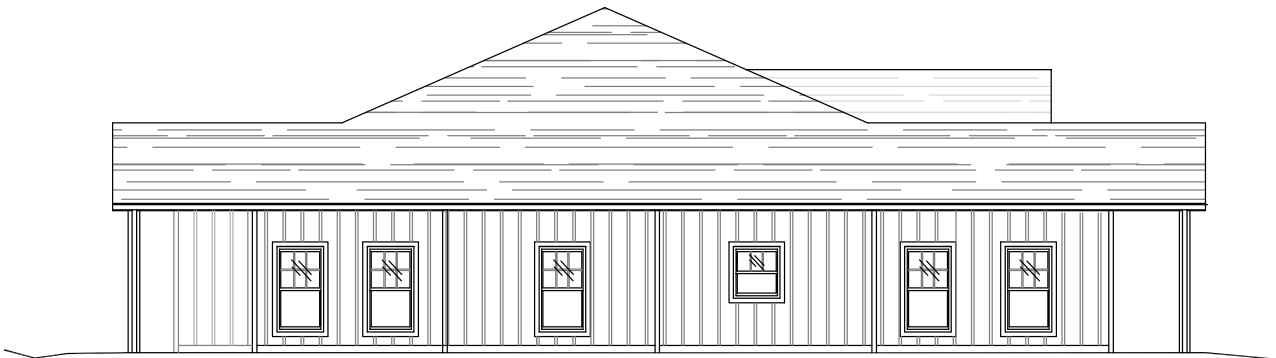


TRANSPARENCY NOTE:

1. TRANSPARENCY CALCULATIONS:  
 BUILDING FACADE AREA = 751.2 SF.  
 GLAZING AREA ON THE FRONT FACADE = 142.2 SF.  
 TOTAL PERCENTAGE OF TRANSPARENCY = 19%

EAST ELEVATION

SCALE: 1/8"=1'-0"



TRANSPARENCY NOTE:

1. TRANSPARENCY CALCULATIONS:  
 BUILDING FACADE AREA = 533.2 SF.  
 GLAZING AREA ON THE FRONT FACADE = 92.5 SF.  
 TOTAL PERCENTAGE OF TRANSPARENCY = 17.3%

SOUTH ELEVATION

SCALE: 1/8"=1'-0"

FRONT ELEVATION	1/17/24
	24-01
	BA
A3.1	

MOODY AVE DUPLEX DEVELOPMENT  
 FOR KEITH AND ORAWAN ROSSI

1201 E. MOODY AVENUE  
 KNOXVILLE, TN 37920



**AALFS**  
 DEVELOPMENT SERVICES

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 PH: (423) 463-8593  
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REVISION



# 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

**Deborah W. Rossi**

Applicant Name

Affiliation

**12/18/2023**

Date Filed

**2/8/2024**

Meeting Date (if applicable)

**2-E-24-SU**

File Number(s)

## CORRESPONDENCE

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

**Deborah W. Rossi 1st Choice Total Solutions INC.**

Name / Company

**193 Bingham Hill Ln Greenback TN 37742**

Address

**865-293-2994 / Deb@Buildtenn.com**

Phone / Email

## CURRENT PROPERTY INFO

**Keith & Orawan Rossi**

Owner Name (if different)

**120 Windswept Dr Lenoir City TN 37772**

Owner Address

**347-514-2360**

Owner Phone / Email

**1201 E MOODY AVE**

Property Address

**109 B F 026**

Parcel ID

Part of Parcel (Y/N)?

**16287 square feet**

Tract Size

**Knoxville Utilities Board**

Sewer Provider

**Knoxville Utilities Board**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**West side of E Moody Ave, north side of Davenport Rd**

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

## 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	Proposed Zoning	Pending Plat File Number
<input type="checkbox"/> Plan Amendment		
Proposed Plan Designation(s)		
Proposed Density (units/acre)    Previous Zoning Requests		
Additional Information		

## STAFF USE ONLY

PLAT TYPE	Fee 1	Total
<input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	<b>\$450.00</b>	
ATTACHMENTS	Fee 2	
<input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request		
ADDITIONAL REQUIREMENTS	Fee 3	
<input type="checkbox"/> COA Checklist (Hillside Protection)		
<input type="checkbox"/> Design Plan Certification (Final Plat)		
<input checked="" type="checkbox"/> Site Plan (Development Request)		
<input type="checkbox"/> Traffic Impact Study		
<input type="checkbox"/> Use on Review / Special Use (Concept Plan)		

## AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Applicant Signature	<b>Deborah W. Rossi</b> Please Print	<b>12/18/2023</b> Date
---------------------	---	---------------------------

Phone / Email		
Property Owner Signature	<b>Keith &amp; Orawan Rossi</b> Please Print	<b>12/18/2023</b> Date



# 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

DEBORAH W. ROSSI  
Applicant Name

CONTRACTOR  
Affiliation

12/11/23  
Date Filed

Meeting Date (if applicable)

File Number(s)
----------------

### 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

DEBORAH W ROSSI  
Name

1st Choice TOTAL SOLUTIONS INC.  
Company

193 BINGHAM Hill LANE GREENBACK TN 37742  
Address City State ZIP

865-293-2994  
Phone

deb@buildtenn.com  
Email

### CURRENT PROPERTY INFO

KEITH and ORAWAN ROSSI  
Property Owner Name (if different)

120 WINDSWEEP DR  
Property Owner Address

(347) 514-2360  
Property Owner Phone

1201 MOODY AVE  
Property Address

KNOXVILLE TN 37920  
Parcel ID

109BF026

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

**DEVELOPMENT REQUEST**

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

Related City Permit Number(s)

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

Other (specify) \_\_\_\_\_

**SUBDIVISION REQUEST**

SOUTH KNOXVILLE Neighborhood

Related Rezoning File Number

Proposed Subdivision Name

Unit / Phase Number     Combine Parcels     Divide Parcel

Total Number of Lots Created

Other (specify) \_\_\_\_\_

Attachments / Additional Requirements

**ZONING REQUEST**

Zoning Change    2-FAMILY Residential

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		

**AUTHORIZATION**

I declare under penalty of perjury the foregoing is true and correct:  
 1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent

[Signature]  
Applicant Signature

Deborah W Rossi  
Please Print

12-13-23  
Date

865-293-2994  
Phone Number

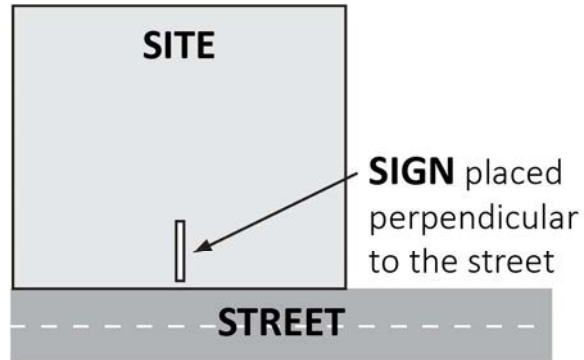
deb@buildtenn.com  
Email

[Signature]  
Property Owner Signature

Keith Rossi  
Please Print

12/13/2023  
Date Paid

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:*

\_\_\_\_\_ January 26, 2024 \_\_\_\_\_ and \_\_\_\_\_ February 9, 2024 \_\_\_\_\_  
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Deborah W. Rossi

Date: 12/18/2023

File Number: 2-E-24-SU

- Sign posted by Staff
- Sign posted by Applicant