



# SPECIAL USE REPORT

▶ **FILE #:** 6-C-24-SU

**AGENDA ITEM #:** 58

**AGENDA DATE:** 6/13/2024

▶ **APPLICANT:** TYLER STINNETT

OWNER(S): Tyler Stinnett

TAX ID NUMBER: 95 O F 036,035

[View map on KGIS](#)

JURISDICTION: City Council District 1

STREET ADDRESS: 0 FORD PL (1033 FORD PL)

▶ **LOCATION:** **Northeast side of Ford Place, northeast of Sevier Avenue**

▶ **APPX. SIZE OF TRACT:** **10131 square feet**

SECTOR PLAN: South City

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

ACCESSIBILITY: Access is via Ford Place, a local road with a pavement width of 25 ft within an approximately 25-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Tennessee River

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

▶ **EXISTING LAND USE:** **Agriculture/Forestry/Vacant Land**

▶ **PROPOSED USE:** **Duplex**

HISTORY OF ZONING: In 2009, this parcel was part of a larger area rezoning from R-2 (General Residential to R-1 (Low Density Residential) [2-E-09-RZ].

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant land, single-family residential - RN-2 (Single-Family Residential Neighborhood)

South: Right-of-way

East: Agriculture/forestry/vacant land, 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 multi-family residential development to the northeast and northwest. The neighborhood is bounded by Sevier Avenue to the south and James White Parkway to the east.

## 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 Plans Review and Inspections Department.

**COMMENTS:**

The request is for one two-family dwelling on two lots, which will be combined and measure approximately 10,200 sq. ft. A subdivision plat is currently in process. The elevation drawings depict one unit; the second unit will mirror and adjoin the first to serve as a two-unit residence.

**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 of a two-family dwelling is consistent with the LDR (Low Density Residential) land use designation in the South City Sector Plan.
  - C. The One Year Plan states that two-family dwellings may be permitted in low density areas where their development will not significantly affect service demands or aesthetics of the area. Two additional units are not expected to significantly affect the service demand of this urbanized area. The site is in an area having a gross density exceeding 5 dwelling units per acre and is approximately 150' away from a major collector and minor arterial.
  
- 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 with 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 approximately 10,200 sq. ft. The site plan and architectural elevations conform to the dimensional standards for two-family dwellings in the RN-2 (Single-Family Residential Neighborhood) district, as well as the principal use standards for two-family dwellings (Article 9.3.J).
  
- 3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS LOCATED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.
  - A. There is a two-family dwelling approximately 220-ft west of the subject property. Additional townhouse developments are located in the neighborhood to the northeast and northwest.
  - B. The proposed structure will be compatible in size and scale with other houses and townhouses in the area.
  
- 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 residential uses in the vicinity.
  
- 5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.
  - A. A two-family dwelling is not expected to significantly impact traffic on surrounding streets. Traffic will be directed to Sevier Avenue, a major collector, and Anita Drive, a minor arterial.
  
- 6) THE NATURE OF THE 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.

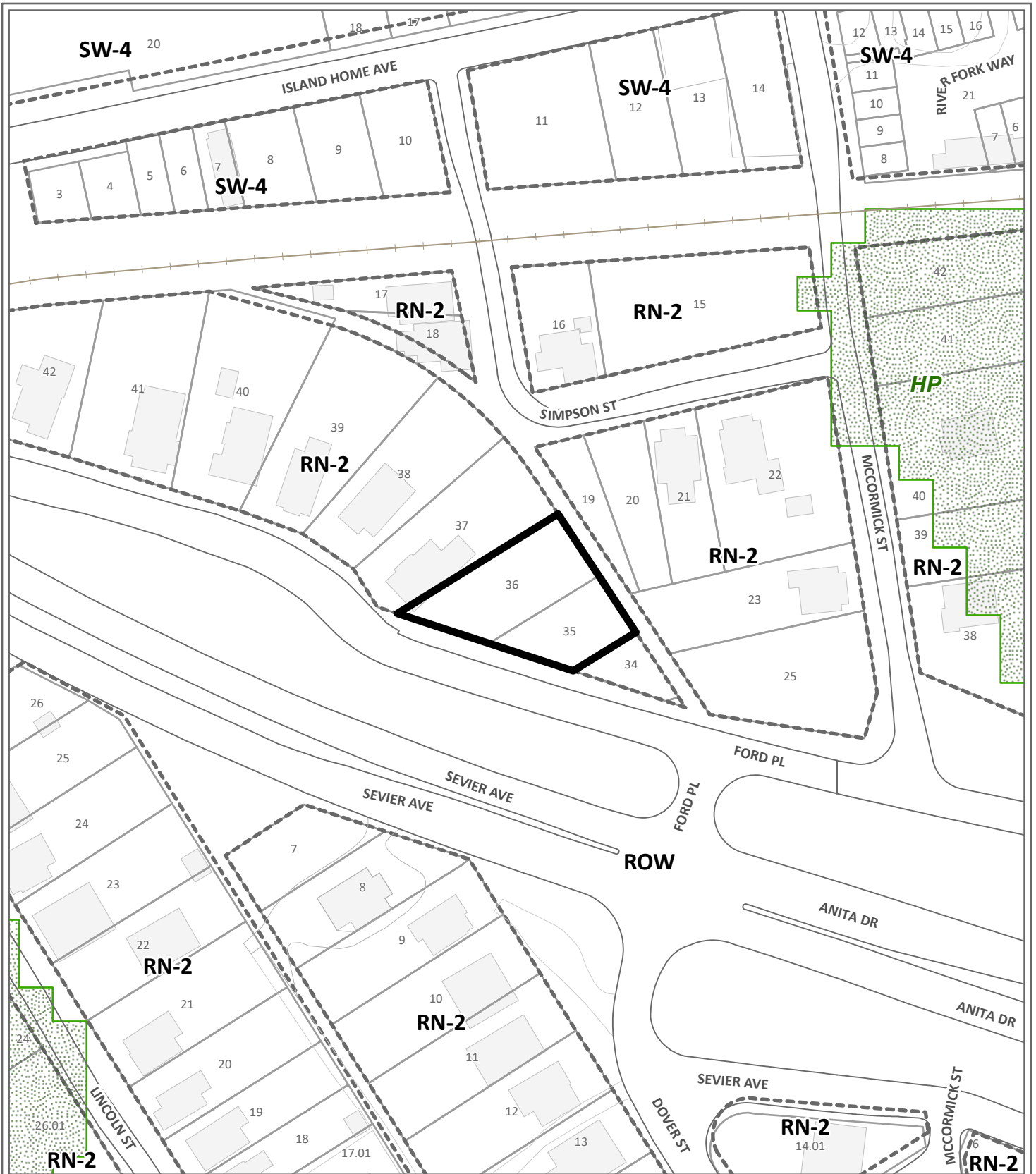
ESTIMATED TRAFFIC IMPACT: Not required.

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

Schools affected by this proposal: South Knoxville 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 . The date of the hearing will depend on when the appeal application is filed.



**SPECIAL USE**

**6-C-24-SU**

Petitioner: Tyler Stinnett



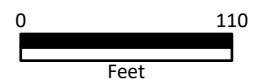
Duplex in RN-2 (Single-Family Residential Neighborhood)

Map No: 95

Jurisdiction: City

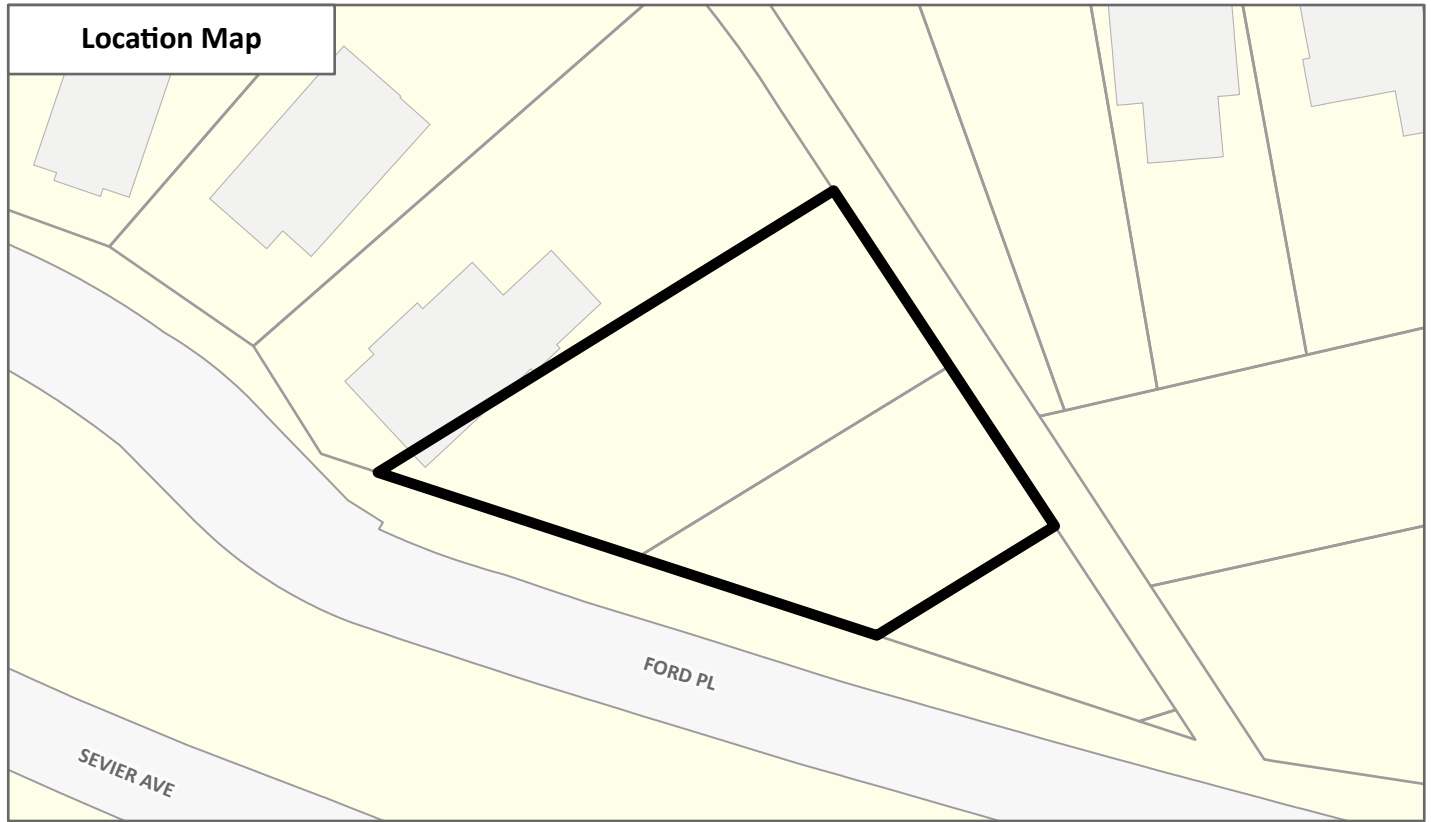
Original Print Date: 5/6/2024

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



# Exhibit A. Contextual Images

Location Map



Aerial Map



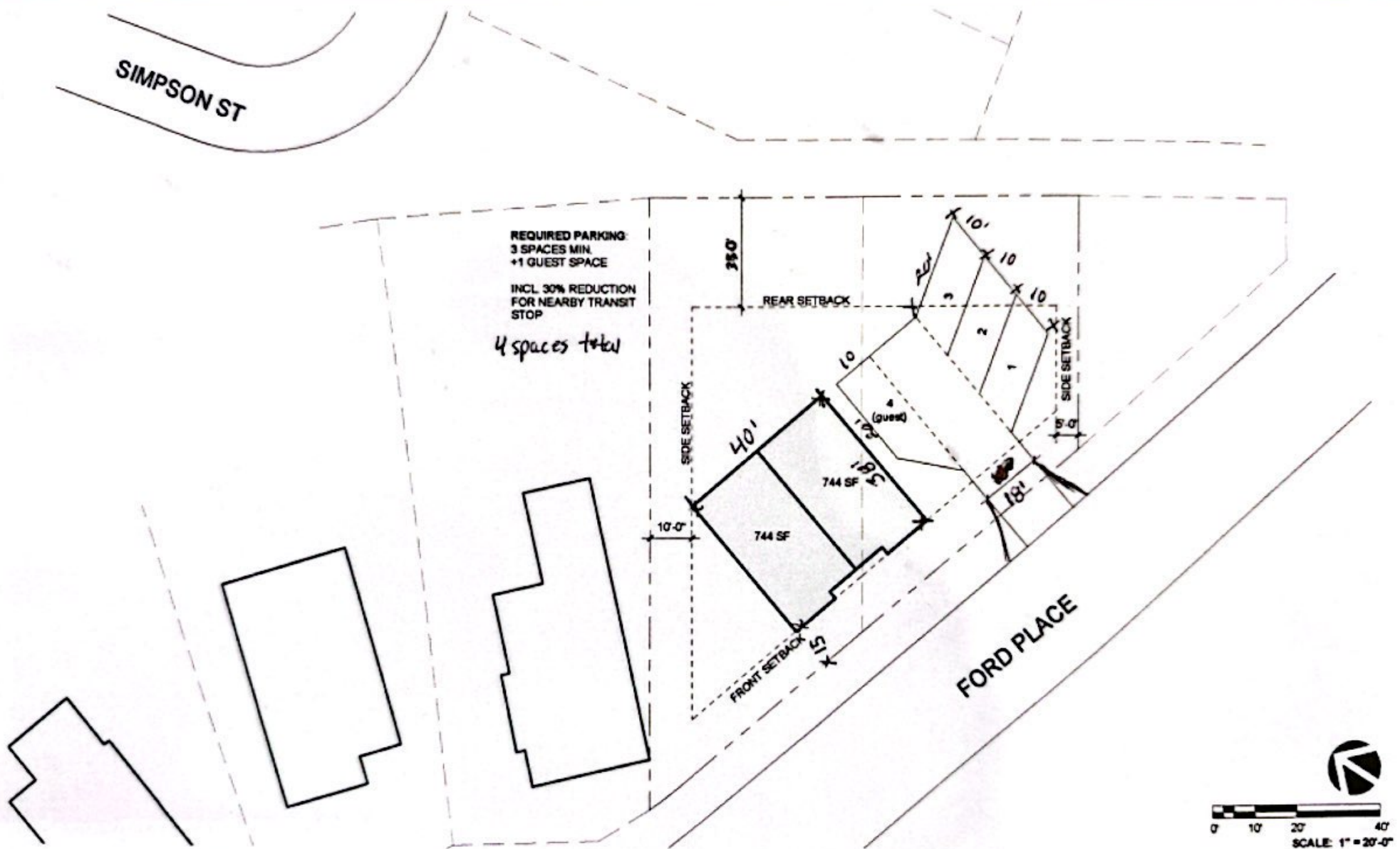
CONTEXTUAL MAPS 1

6-C-24-SU



Case boundary

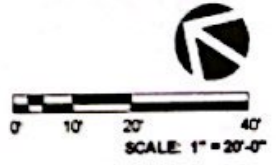




REQUIRED PARKING:  
3 SPACES MIN.  
+1 GUEST SPACE  
  
INCL 30% REDUCTION  
FOR NEARBY TRANSIT  
STOP  
  
4 spaces total

**SITE PLAN - DUPLEX OPTION 3 (SPECIAL USE CURRENT RN-2 ZONING)**

FORD PLACE TOWNHOUSES | Apr. 29 2024



**DISTILL**

Arg Block face

Ford Place	1007	9'	1023	23.8
	1011	9'	1027	18.2
	1015	17'		
	1019	10.3	12.893	

Impervious surface  
1520 SF house  
800 SF parking  
10113 SF Lot  
**23%**

Parking to be side of Duplex  
Driveway / Parking to be concrete  
Driveway width to be 18'  
Curb Cut to be 22'



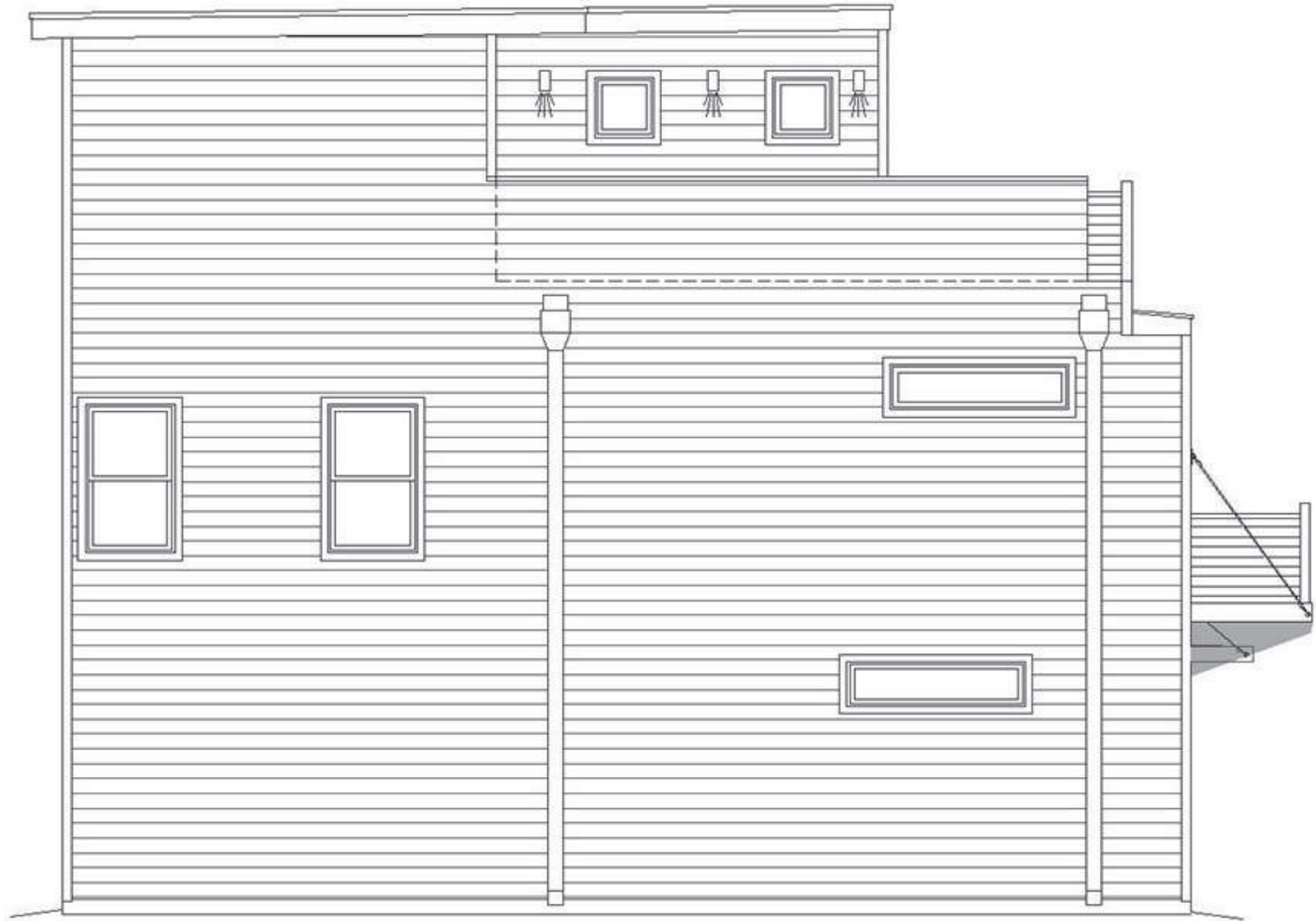
Rear elevation 29.5'

Front elevation 20'8"

Transparency 19.62%  
Frontage 1180sf (590 per unit)  
231 sf trans. (115.75 per unit)

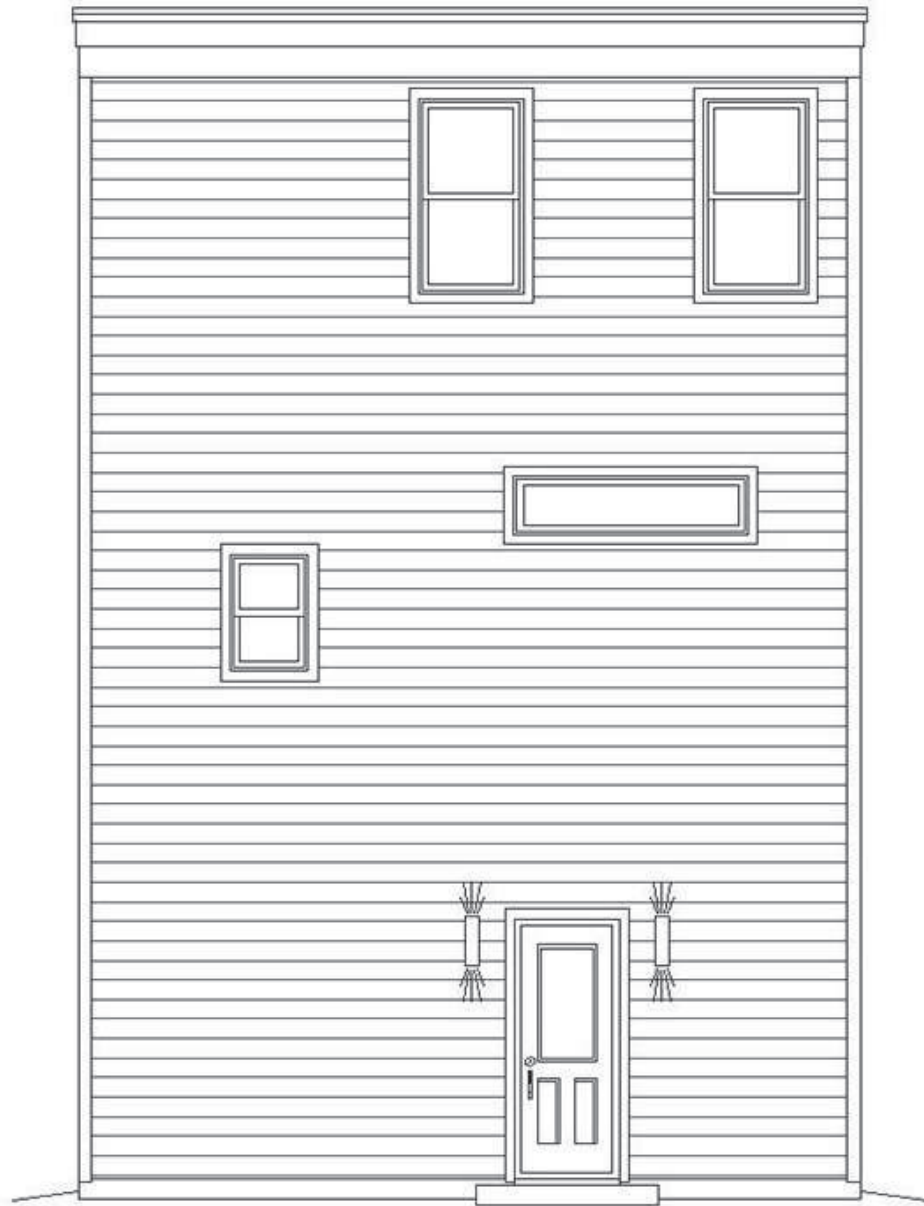
Per unit  
6x6 8/0 PD  
6x5' DBL Hung  
3'x3'  
3x5'x2  
30"x30"

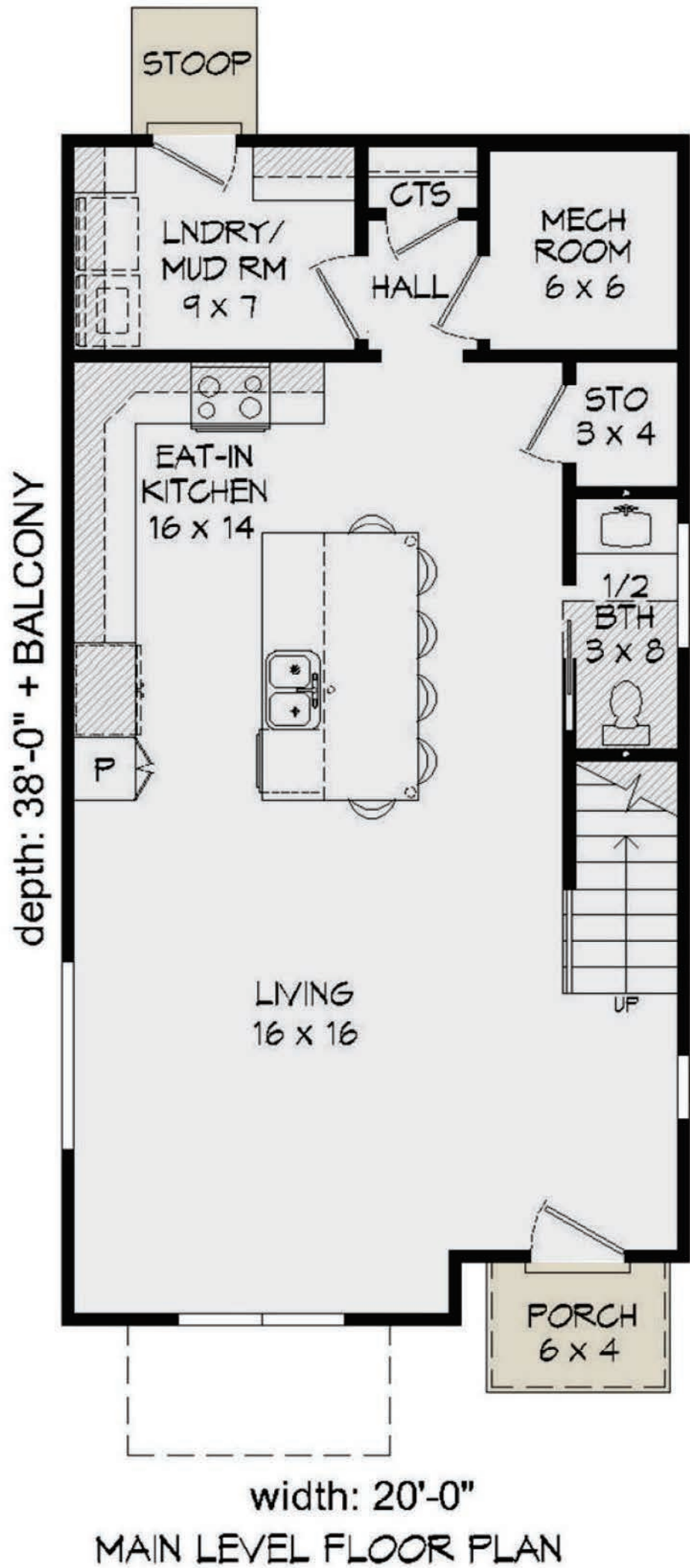
Please note per review staff that this elevation is 1 of 2 units. 2nd unit to be mirrored

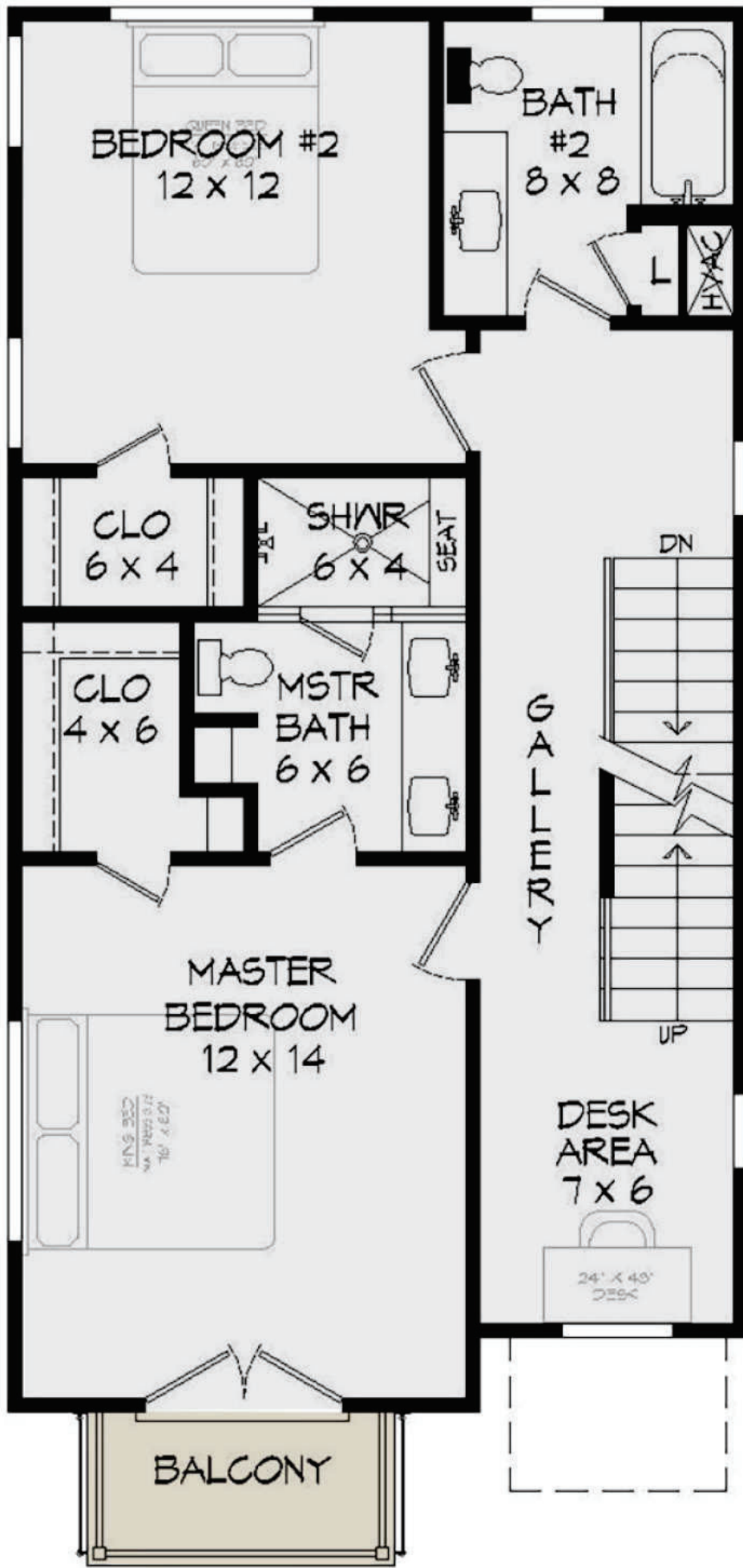




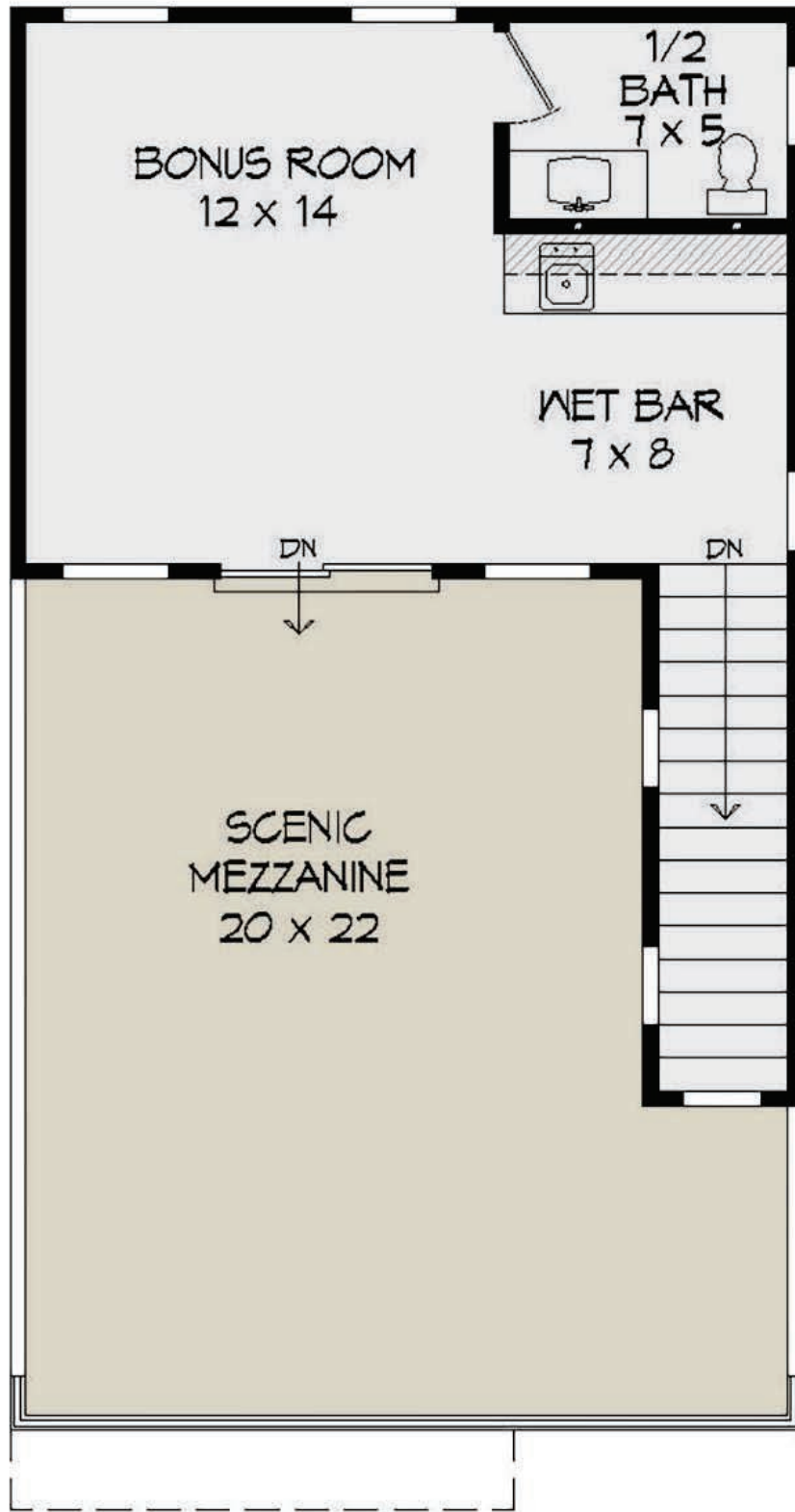








SECOND LEVEL FLOOR PLAN



THIRD LEVEL FLOOR PLAN



# Development Request

### DEVELOPMENT

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

### SUBDIVISION

- Concept Plan
- Final Plat

### ZONING

- Rezoning
- Plan Amendment
- Sector Plan
- City OYP / County Comp Plan

**Tyler Stinnett**

Applicant Name

Affiliation

**4/29/2024**

Date Filed

**6/13/2024**

Meeting Date (if applicable)

**6-C-24-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 FORD PL / 1033 FORD PL**

Property Address

**95 O F 036,035**

Parcel ID

**10131 square feet**

Tract Size

Part of Parcel (Y/N)?

**Knoxville Utilities Board**

Sewer Provider

**Knoxville Utilities Board**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**Northeast side of Ford Place, northeast of Sevier Avenue**

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**

**LDR (Low Density Residential)**

**N/A (Within City Limits)**

Planning Sector

Land Use (City)/Place Type (County)

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	
Additional Information	Total Number of Lots Created
<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 Rezoning Requests

Additional Information \_\_\_\_\_

## STAFF USE ONLY

### PLAT TYPE

Staff Review     Planning Commission

### ATTACHMENTS

Property Owners / Option Holders     Variance Request  
 Amendment Request (Comprehensive Plan)

### ADDITIONAL REQUIREMENTS

Use on Review / Special Use (Concept Plan)  
 Traffic Impact Study  
 COA Checklist (Hillside Protection)

Fee 1	Total
<b>\$450.00</b>	
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.

Applicant Signature	<b>Tyler Stinnett</b> Please Print	<b>4/29/2024</b> Date
---------------------	---------------------------------------	--------------------------

Phone / Email \_\_\_\_\_

Property Owner Signature	<b>Tyler Stinnett</b> Please Print	<b>4/29/2024</b> Date
--------------------------	---------------------------------------	--------------------------

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

Tyler Stinnett  
Applicant Name Affiliation

4/29/24 Jun 13, 2024 File Number(s)  
**6-C-24-SU**  
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

Tyler Stinnett  
Name Company

2817 Peachtree St 37920 Knoxville Tn 37920  
Address City State ZIP

865-256-8034 Ty.stinnett7@gmail.com  
Phone Email

**CURRENT PROPERTY INFO**

Tyler Stinnett 2817 Peachtree St 37920 865-256-8034  
Property Owner Name (if different) Property Owner Address Property Owner Phone

1033 Ford Place & Ford Pl. 0950F036 + 0950F035  
Property Address Parcel ID

KUB KUB N  
Sewer Provider Water Provider Septic (Y/N)

**STAFF USE ONLY**

General Location Tract Size

City  County RN-2  
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**

Related Rezoning File Number

Proposed Subdivision Name

- Combine Parcels  
  Divide Parcel

Unit / Phase Number

Total Number of Lots Created

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

Attachments / Additional Requirements

**ZONING REQUEST**

Pending Plat File Number

Zoning Change

Proposed Zoning

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



Tyler Stinnett

4/29/24

Applicant Signature

Please Print

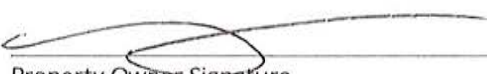
Date

865-256-8034

Tylerstinnett07@gmail.com

Phone Number

Email



Tyler Stinnett

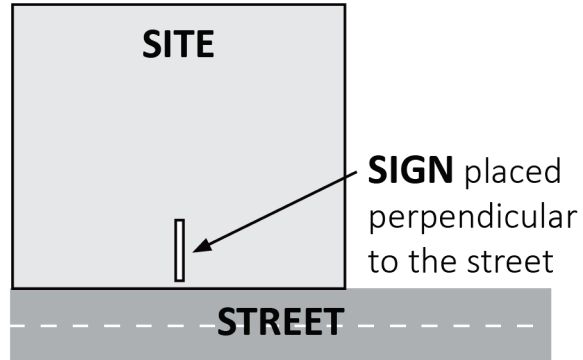
04/29/2024, SG

Property Owner Signature

Please Print

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:*

\_\_\_\_\_ 05/31/2024 \_\_\_\_\_ and \_\_\_\_\_ 06/14/2024 \_\_\_\_\_  
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Tyler Stinnett

Date: 04/29/2024

File Number: 6-C-24-SU

- Sign posted by Staff
- Sign posted by Applicant