



SPECIAL USE REPORT

► **FILE #:** 7-E-24-SU

AGENDA ITEM #: 57

AGENDA DATE: 7/11/2024

► **APPLICANT:** FORREST KIRKPATRICK

OWNER(S): Shellie Smith Fedrigon Smith Irrevocable Trust

TAX ID NUMBER: 81 E B 014

[View map on KGIS](#)

JURISDICTION: City Council District 5

STREET ADDRESS: 1800 SAINT MARY ST

► **LOCATION:** Northwest side of the intersection of Saint Mary St and E Oak Hill Ave

► **APPX. SIZE OF TRACT:** 0.52 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via St. Mary Street, a local road with a pavement width of 25 ft within an approximately 47-ft right-of-way and via E. Oak Hill Ave, a local road with a pavement width of 30 ft within an approximately 50-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

► **ZONING:** RN-2 (Single-Family Residential Neighborhood), IH (Infill Housing Overlay)

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

► **PROPOSED USE:** Duplex

HISTORY OF ZONING: In 2007, this parcel was part of a larger area rezoning to apply the IH (Infill Housing) overlay.

SURROUNDING LAND USE AND ZONING: North: Single-family residential - RN-2 (Single-Family Residential Neighborhood), IH (Infill Housing Overlay)

South: Office - O (Office), IH (Infill Housing Overlay)

East: Single-family residential, office - RN-2 (Single-Family Residential Neighborhood), O (Office), IH (Infill Housing Overlay)

West: Public/quasi-public land - INST (Institutional)

NEIGHBORHOOD CONTEXT: The area is comprised of low-density residential development to the north, with office units to the south and southwest, and large-scale institutional uses to the southeast.

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 to convert an existing single-family house into a two-family dwelling, via an approximately 810 sq. ft. addition to the house's rear left corner.

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 MU-SD (Mixed Use-Special District), Medical Center Mixed Use District classification in the Central City Sector Plan, which notes that if the former hospital operations are scaled back, areas could convert to medium or traditional density residential land uses. A two-family dwelling is considered a low density residential use and is compatible with the area.
- C. The proposed use complies with the One Year Plan's location criteria for a duplex as it would provide a desirable buffer between residential areas to the north and east and non-residential areas to the south and west. The One Year Plan also recommends duplexes in areas designated as appropriate for medium density housing, which is referenced in the Central City Sector Plan.

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 traditional low density residential neighborhoods in 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 22,500 sq. ft. The site plan conforms to the dimensional standards in the RN-2 (Single-Family Residential Neighborhood) district. The principal use standards for two-family dwellings (Article 9.3.J) only apply to new construction.

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. The proposed duplex involves an approximately 810 sq. ft. addition to an existing single-family house. The addition will be recessed behind the existing house and set on a lower slope. The addition will be compatible with the neighborhood context in scale and design.
- B. The proposed addition has been approved by the Design Review Board as complying with the Infill Housing Design Guidelines (6-D-24-IH).

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.

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: 28 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

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

Schools affected by this proposal: Christenberry Elementary, Whittle Springs Middle, and Fulton 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.

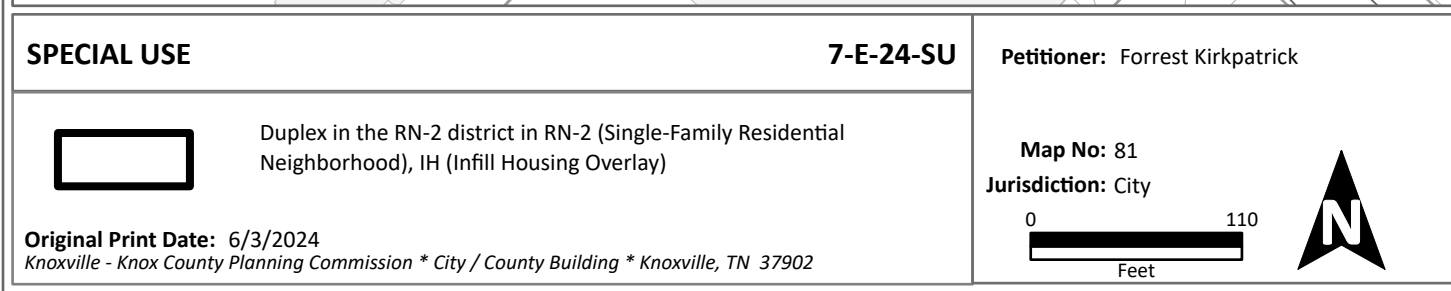
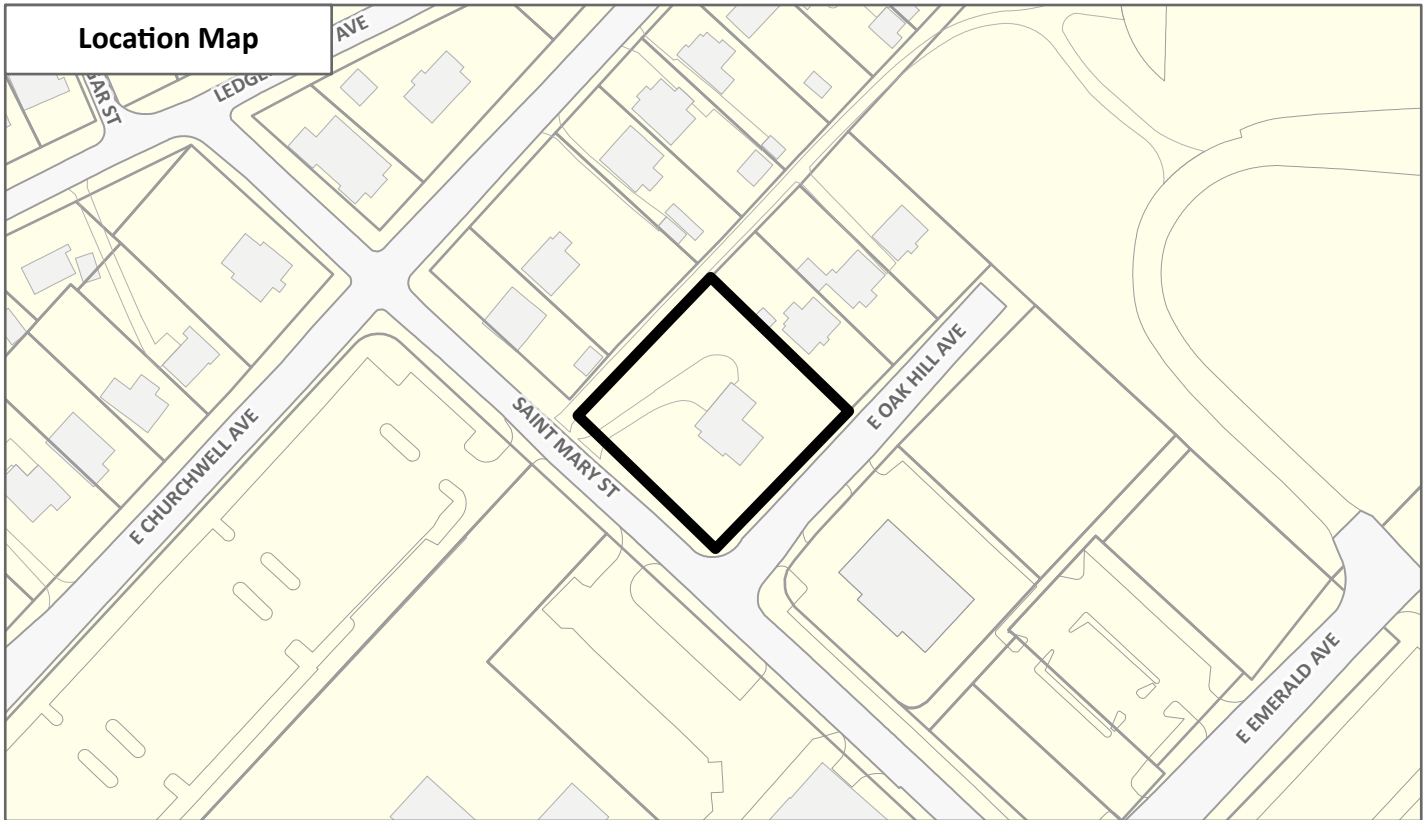


Exhibit A. Contextual Images

Location Map



Aerial Map

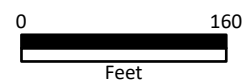


CONTEXTUAL MAPS 1

7-E-24-SU



Case boundary



A Home Addition

For Shellie Smith
At 1800 Saint Mary Street
Knoxville TN 37917

Synopsis

To add onto a 1949 1,300 sf brick home to provide separate and overlapping spaces for two families.

Concept

Shadow Box

Project Goals

- Create a space for the blending of family
- Add a second living unit with bed, bath, and kitchen
- Consider fitness, leisure, outdoor lifestyle, and Aging-In-Place

Project Site





Standard Map



Topo Map



Zoning Map



Sector Plan



View from Oak Hill Avenue

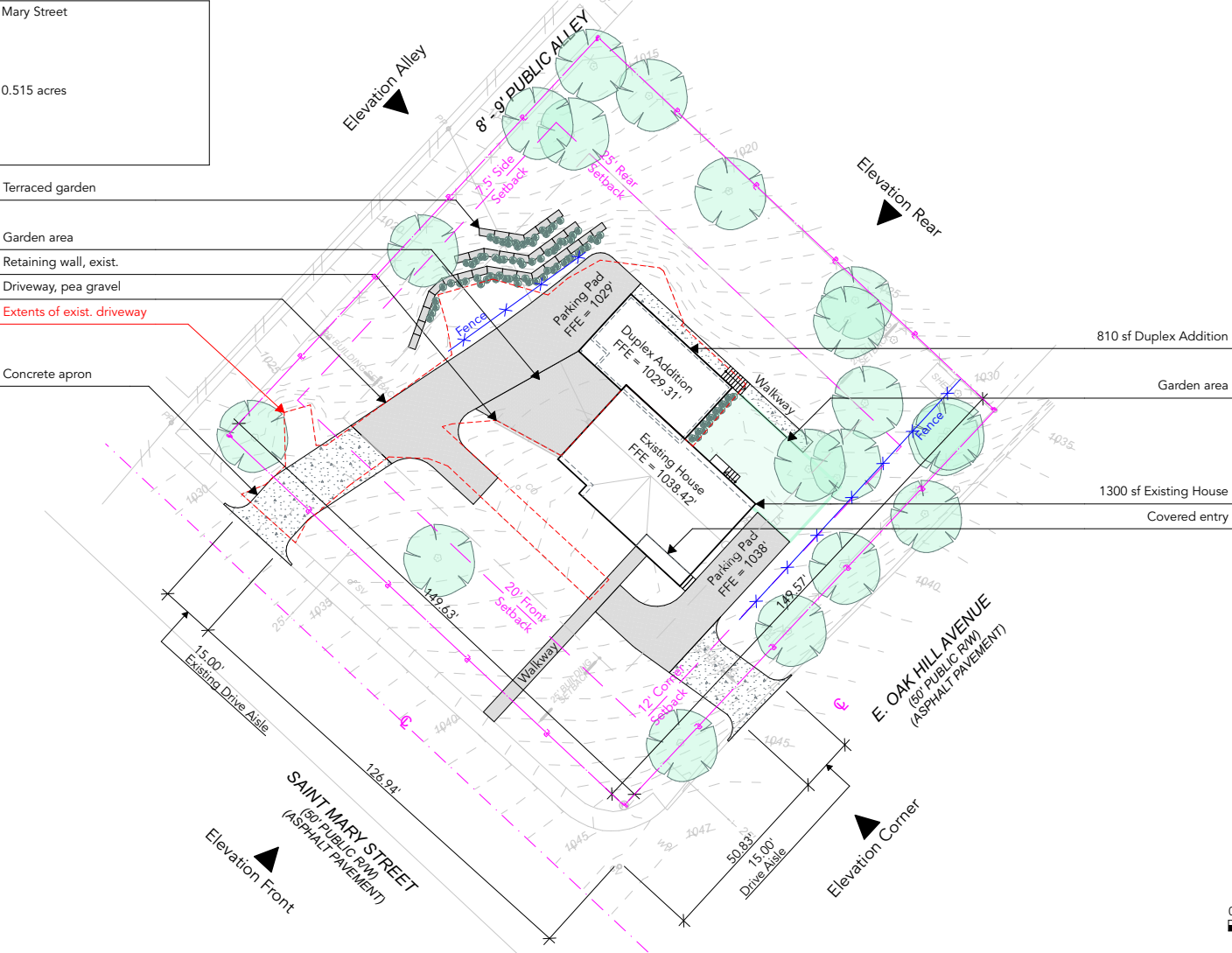


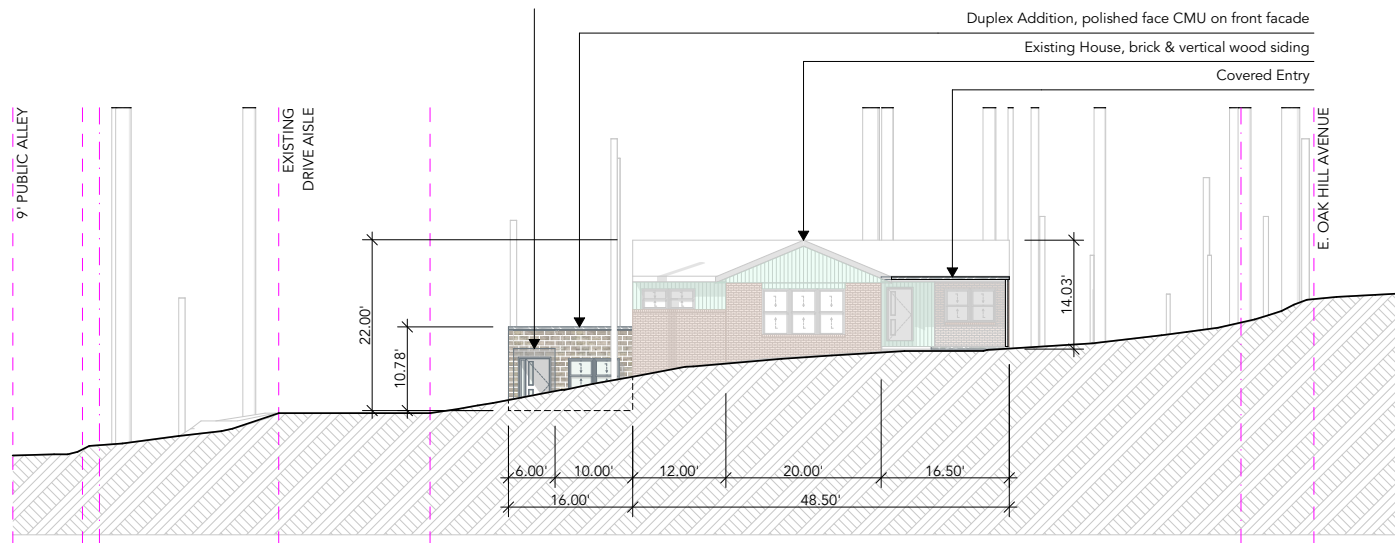
View from Saint Mary Street



View from Public Alley

Address	1800 Saint Mary Street
Parcel ID	081EB014
Block #	17562
Zoning	RN-2 / IH
Sector	MU-SD
Lot Area	22,437 sf / 0.515 acres
Building Area	2,110 sf
Building Coverage	9.4%
Impervious Area	7,450 sf
Impervious Coverage	33.2%





Elevation Front
Scale : 1/16" = 1'-0"

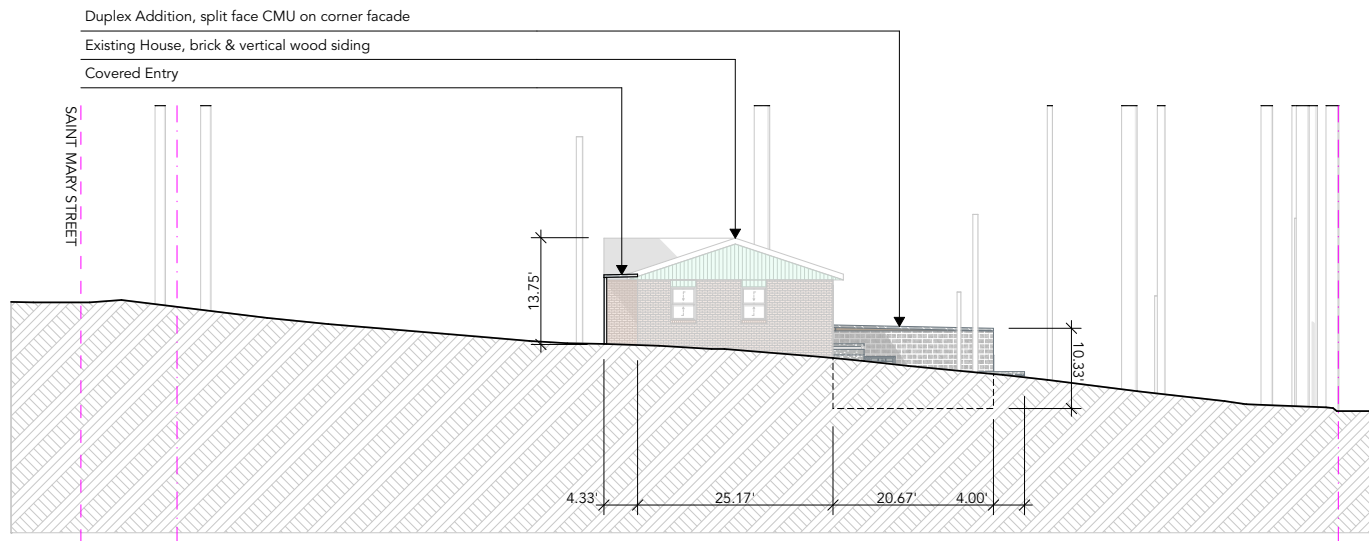
forK
design

1800 Saint Mary Street | Planning Commission / Special Use

SD 05
Elevation

create@forkdesign.us

Shellie Smith / Home Addition / 2024.05.28



Elevation Corner
Scale : 1/16" = 1'-0"

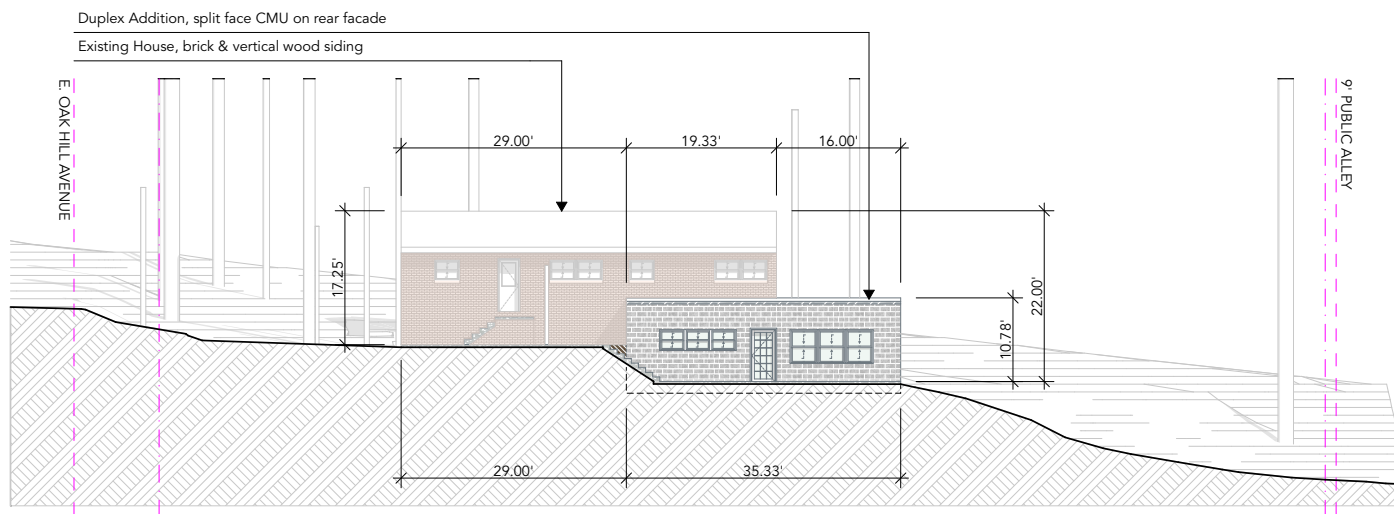
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design

1800 Saint Mary Street | Planning Commission / Special Use

SD 06
Elevation

create@forkdesign.us

Shellie Smith / Home Addition / 2024.05.28



Elevation Rear
Scale : 1/16" = 1'-0"

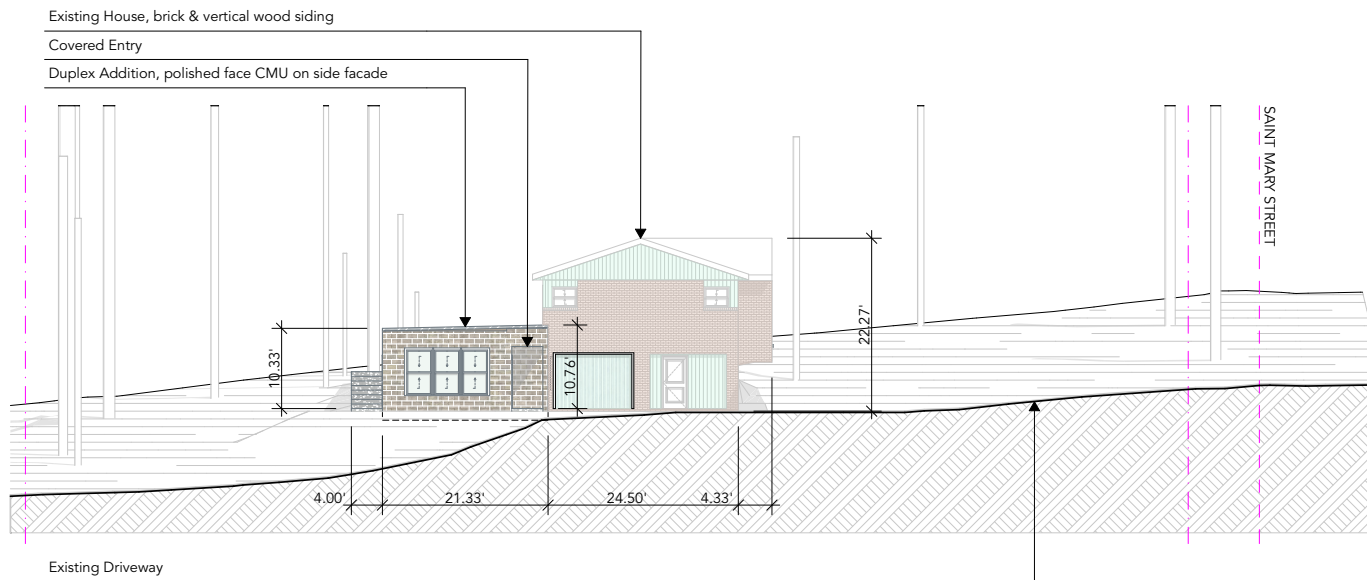
forK
design

1800 Saint Mary Street | Planning Commission / Special Use

SD 07
Elevation

create@forkdesign.us

Shellie Smith / Home Addition / 2024.05.28



Elevation Alley
Scale : 1/16" = 1'-0"

forK
design

create@forkdesign.us

1800 Saint Mary Street | Planning Commission / Special Use

SD 08
Elevation

Shellie Smith / Home Addition / 2024.05.28



Polished Concrete Block, Variety



Polished Concrete Block



Color: NM-164, by Nitterhouse



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

Forrest Kirkpatrick

Applicant Name

Affiliation

5/29/2024

Date Filed

7/11/2024

Meeting Date (if applicable)

7-E-24-SU

File Number(s)

CORRESPONDENCE

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

Forrest Kirkpatrick Fork Design

Name / Company

214 W Magnolia Ave Knoxville TN 37917

Address

865-603-4297 / forrest@forkdesign.us

Phone / Email

CURRENT PROPERTY INFO

Shellie Smith Fedrigon Smith Irrevocable 1800 Saint Mary St

Owner Name (if different)

Owner Address

954-732-7973

Owner Phone / Email

1800 SAINT MARY ST

Property Address

81 E B 014

Parcel ID

Part of Parcel (Y/N)?

0.52 acres

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

Northwest side of the intersection of Saint Mary St and E Oak Hill Ave

General Location

☒ City **Council District 5** **RN-2 (Single-Family Residential Neighborhood), IH (Infill Housing Overlay)** **Single Family Residential**

☐ County District Zoning District Existing Land Use

Central City **MU-SD (Mixed Use Special District)** **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) 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	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
\$450.00	
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.

Forrest Kirkpatrick	5/29/2024
Applicant Signature	Date

Phone / Email

Shellie Smith Fedrigon Smith Irrevocable Trust	5/29/2024
Property Owner Signature	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

Forrest Kirkpatrick

Applicant Name

Architect

Affiliation

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

Fork Design LLC

Name

214 W Magnolia Ave

Address

865-603-4297

Phone

Company

Knoxville

City

TN

State

37917

ZIP

forrest@forkdesign.us

Email

CURRENT PROPERTY INFO

Joan Fedrigon, Deborah Smith, Grant & Shellie Smith

1800 Saint Mary Street

(954) 732-7973

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

1800 Saint Mary Street

081EB014

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) _____

Duplex

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


Fee 2

Fee 3

Total

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



Forrest Kirkpatrick

05/28/2024

Applicant Signature

Please Print

Date

865-603-4297

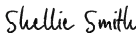
forrest@forkdesign.us

5/28/2024

Phone Number

Email

DocuSigned by:



0290C7E504F149C...

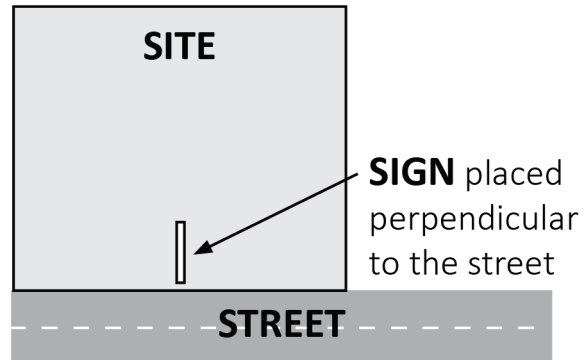
Shellie Smith

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:

_____ June 28, 2024 _____ and _____ July 12, 2024 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Forrest Kirkpatrick

Date: 5/29/2024

File Number: 7-E-24-SU



Sign posted by Staff



Sign posted by Applicant