



# SPECIAL USE REPORT

▶ **FILE #:** 6-A-24-SU

**AGENDA ITEM #:** 56

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

▶ **APPLICANT:** RONNIE L. PHILLIPS

OWNER(S): The Ronnie Lee & Sayuri Yamaguchi-Phillips Revocable Living Trust

TAX ID NUMBER: 70 C B 017 02

[View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS: 4213 WASHINGTON PIKE

▶ **LOCATION:** Northwest side of Washington Pike, southeast of Valley View Dr

▶ **APPX. SIZE OF TRACT:** 3.88 acres

SECTOR PLAN: East City

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

ACCESSIBILITY: Access is via Washington Pike, a minor arterial street with a pavement width of 22 ft within a 40-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Love Creek

▶ **ZONING:** RN-2 (Single-Family Residential Neighborhood), C (Former Planned District)

▶ **EXISTING LAND USE:** Multifamily Residential

▶ **PROPOSED USE:** Duplex

HISTORY OF ZONING: In 2012, the property was rezoned from R-1 (Low Density Residential) to RP-1 (Planned Residential) with a density up to 5.99 du/ac (7-G-12-RZ).

SURROUNDING LAND USE AND ZONING: North: Single family residential - RN-1 (Single-Family Residential Neighborhood)

South: Single family residential, public/quasi public land (church) - RN-2 (Single-Family Residential Neighborhood), C (Former Planned District), RN-1 (Single-Family Residential Neighborhood)

East: Single family residential, rural residential - RN-1 (Single-Family Residential Neighborhood)

West: Single family residential - RN-1 (Single-Family Residential Neighborhood)

NEIGHBORHOOD CONTEXT: This part of Alice Bell neighborhood primarily comprises single family dwellings though there are also some duplexes, apartment complexes, and nonresidential uses in the area. Richard Yoakley School, Knoxville Baptist School, and the Alice Bell Park and Ballfields are located within a quarter mile of the subject property.

## STAFF RECOMMENDATION:

► **Approve the request for a two-family dwelling in the RN-2 (C) (Single-Family Residential Neighborhood) district, subject to 4 conditions.**

1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance, including, but not limited to, meeting the minimum parking requirement under the former RP-1 district standards.
2. Meeting all applicable requirements of the City of Knoxville Engineering Department, including, but not limited to, obtaining approval on the proposed driveway/parking configuration during the permitting phase.
3. Meeting all applicable requirements of the City of Knoxville Plans Review and Inspections Department.
4. Any future development on this property will require approval by the Planning Commission.

**COMMENTS:**

This request is for a two-family dwelling on this 3.87-acre lot in the RN-2 (C) district. There is an existing duplex on the property which was approved via a use on review in 2013 (4-C-13-UR). Prior to the adoption of the current zoning ordinance, the property was zoned RP-1 (Planned Residential) with a density up to 5.99 du/ac (7-G-12-RZ). Transition Rules at Article 1.4.G of the zoning ordinance allows the proposed duplex to be developed under the former RP-1 district standards. This request is reviewed under the previous planned district requirements.

**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 East City Sector Plan's LDR (Low Density Residential) land use classification since a duplex is considered a low density residential dwelling.
- C. The One Year Plan states that duplexes may be permitted in low density areas where the proposed site is located on a collector street. Washington Pike is a minor arterial street, which provides more mobility than a collector street.

**2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ZONING CODE.**

- A. The RP-1 zone was intended to provide flexibility for different types of residential development. Houses, duplexes and multi-dwelling structures and developments were permitted in the RP-1 district along with some nonresidential uses. Unlike the RN-2 zoning, the RP-1 district allowed multiple principal structures on a lot.
- B. The effective density of this property with the proposed duplex addition would 1.03 du/ac, which is in conformance with the previous RP-1 zone's density of 5.99 du/ac.
- C. The applicant has not addressed all of the comments provided by the City of Knoxville Engineering Department regarding the proposed driveway/parking configuration. The former RP-1 district required two parking spaces for each unit of a duplex. The site plan and front elevation indicate there are two garages and space for additional parking. Nonetheless, these can be handled during the permitting process, as recommended in conditions 1 and 2.

**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 three duplexes approximately 750 ft east of the subject property and a couple of multifamily subdivisions within 0.4 miles. Additionally, there is a commercial coworking space and several churches in close proximity. One additional duplex on this lot would be consistent with the character of the neighborhood.
- B. The proposed one-story structure will be compatible in size and scale with other houses in the surrounding area.
- C. Proximity to Richard Yoakley School, Knoxville Baptist School, and the Alice Bell Park and Ballfields makes this property a desirable location for a duplex development.

**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 vicinity.

**5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.**

- A. A duplex is not expected to significantly impact traffic on surrounding streets. Traffic will be directed to Washington Pike, a minor arterial 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 property that would pose a potential hazard or undesirable environment for the proposed use.

ESTIMATED TRAFFIC IMPACT: 28 (average daily vehicle trips)

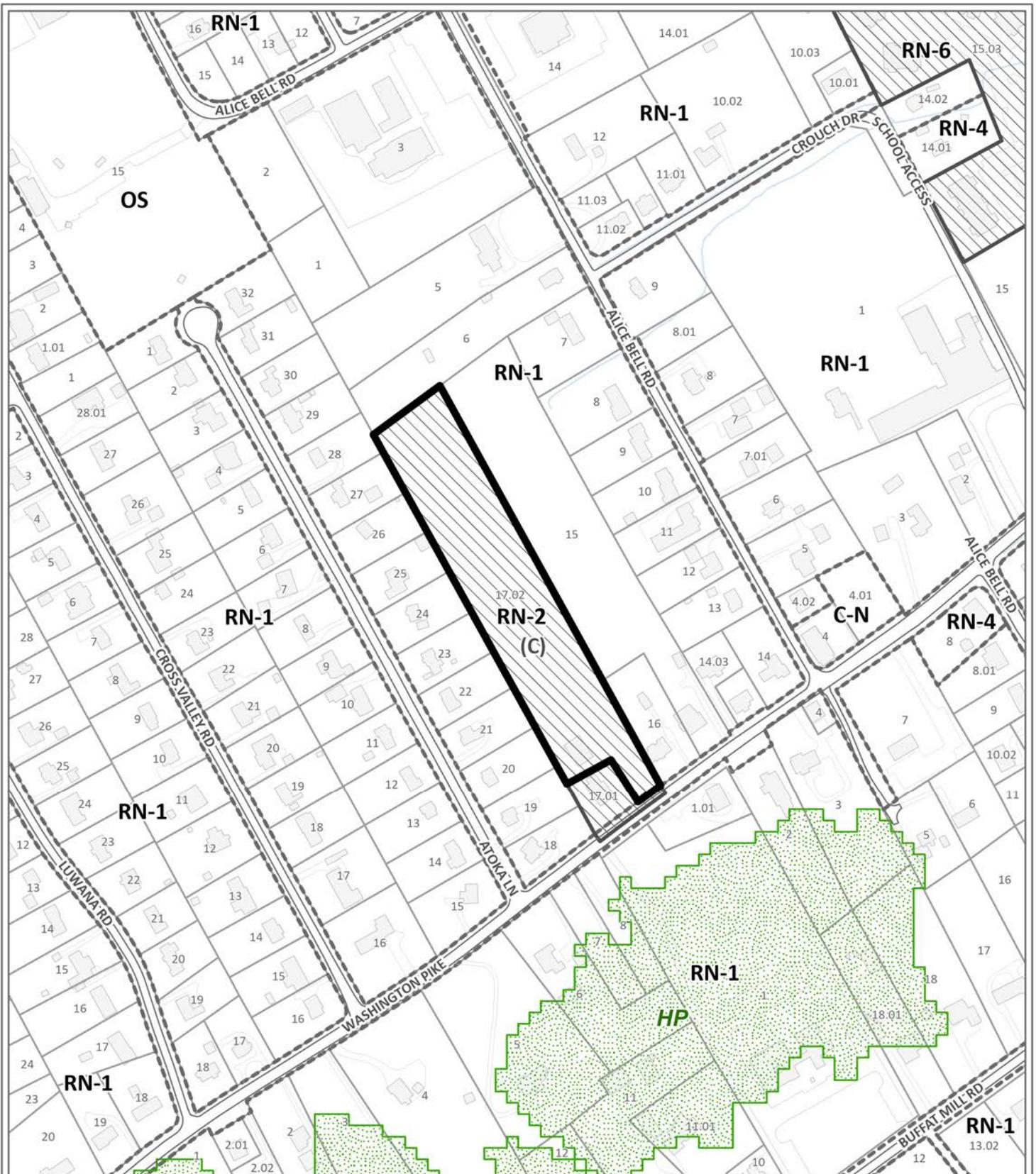
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: Spring Hill 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.



**SPECIAL USE**

**6-A-24-SU**

**Petitioner:** Ronnie L. Phillips

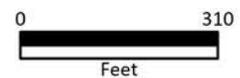


Duplex in RN-2 (Single-Family Residential Neighborhood), C  
(Former Planned District)

**Map No:** 70  
**Jurisdiction:** City

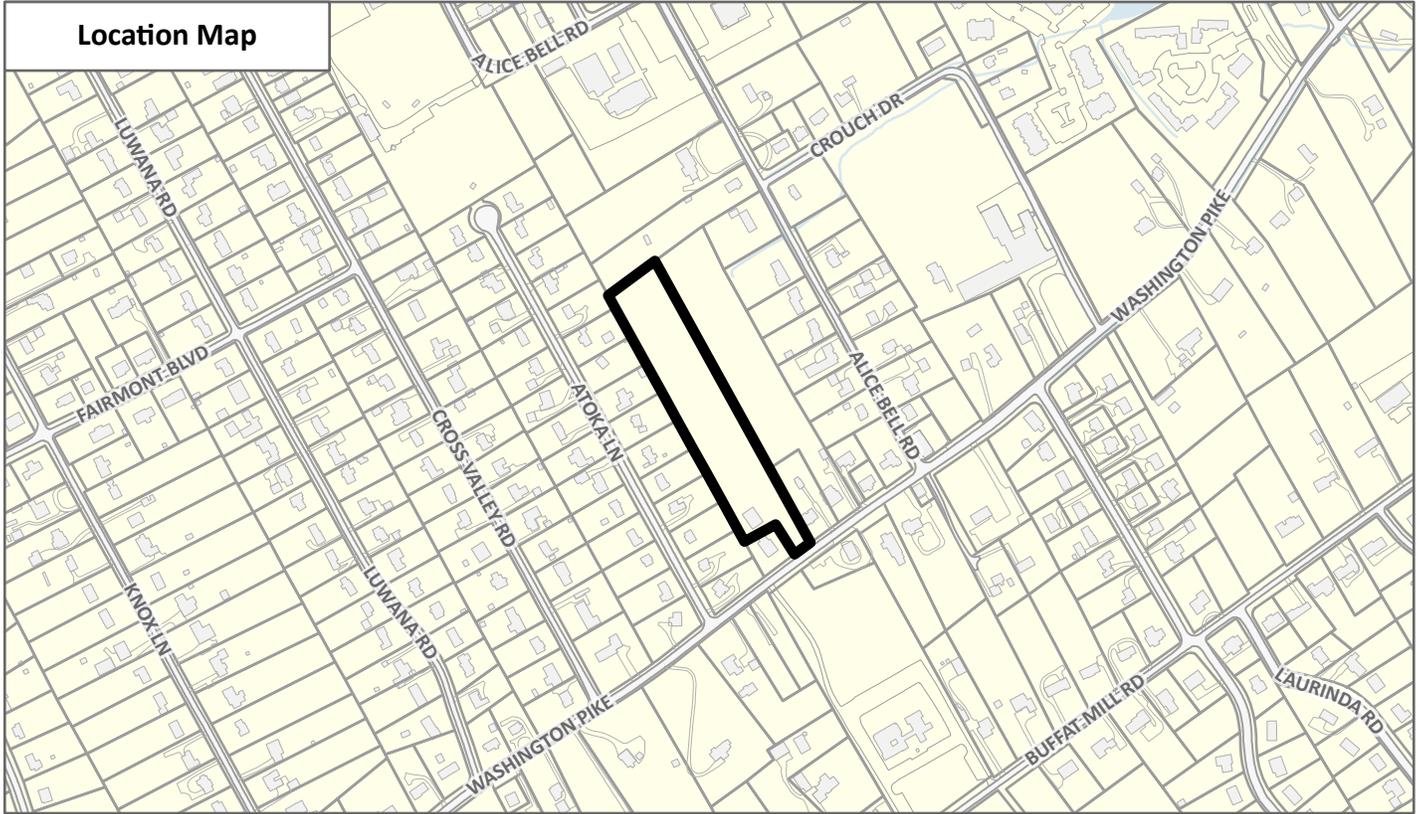
**Original Print Date:** 5/8/2024

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

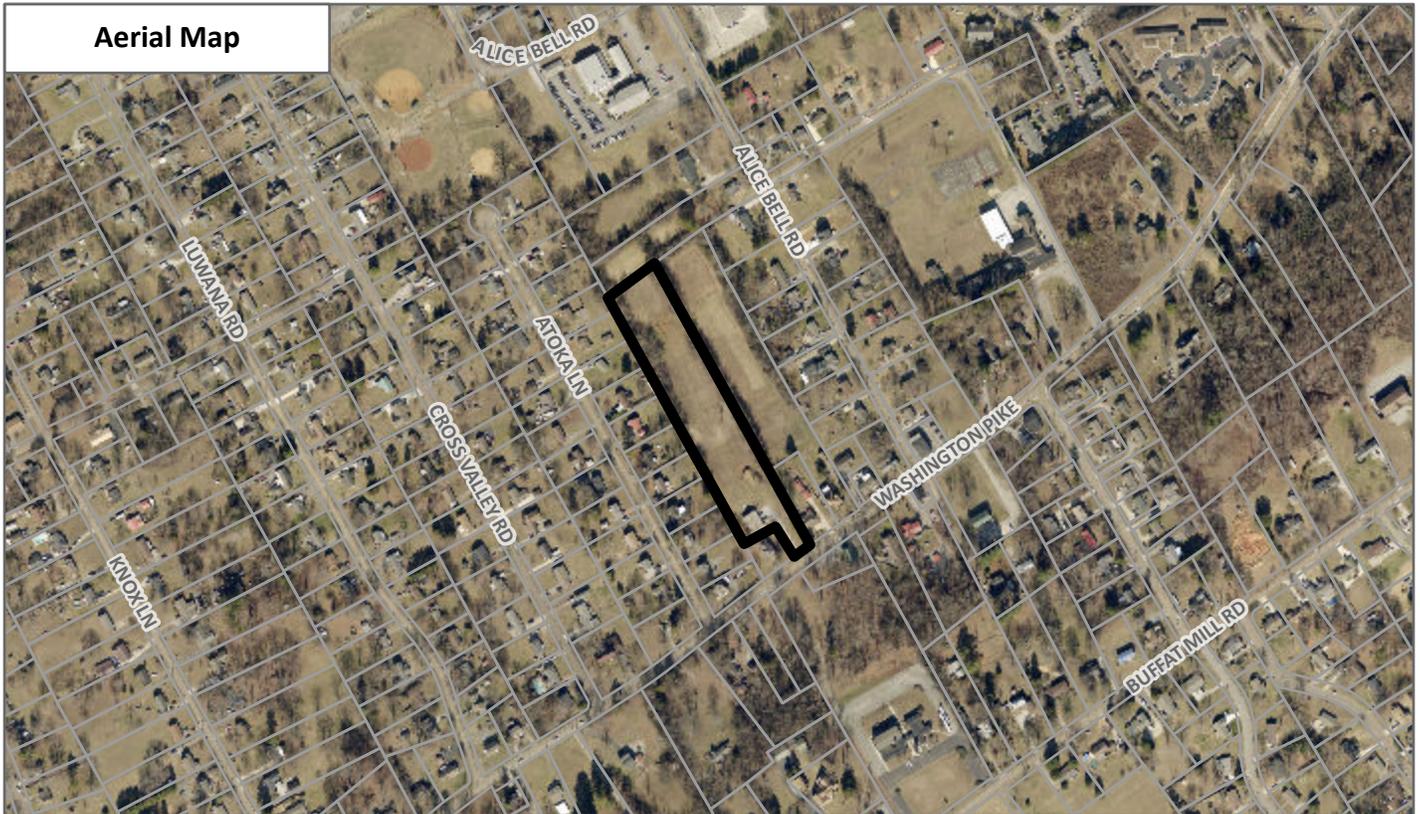


# Exhibit A. Contextual Images

Location Map



Aerial Map

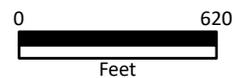


CONTEXTUAL MAPS 1

6-A-24-SU

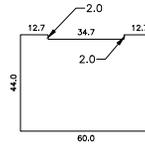


Case boundary



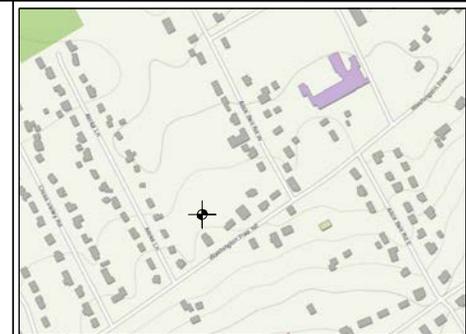
NORTH IS BASED ON BEARINGS CITED IN DEED INSTRUMENT, 20200210-0052936

File #6-A-24-SU  
05/07/2024



DETAIL  
EXISTING AND PROPOSED  
BUILDINGS- FOOTPRINT  
SCALE: 1"=40'

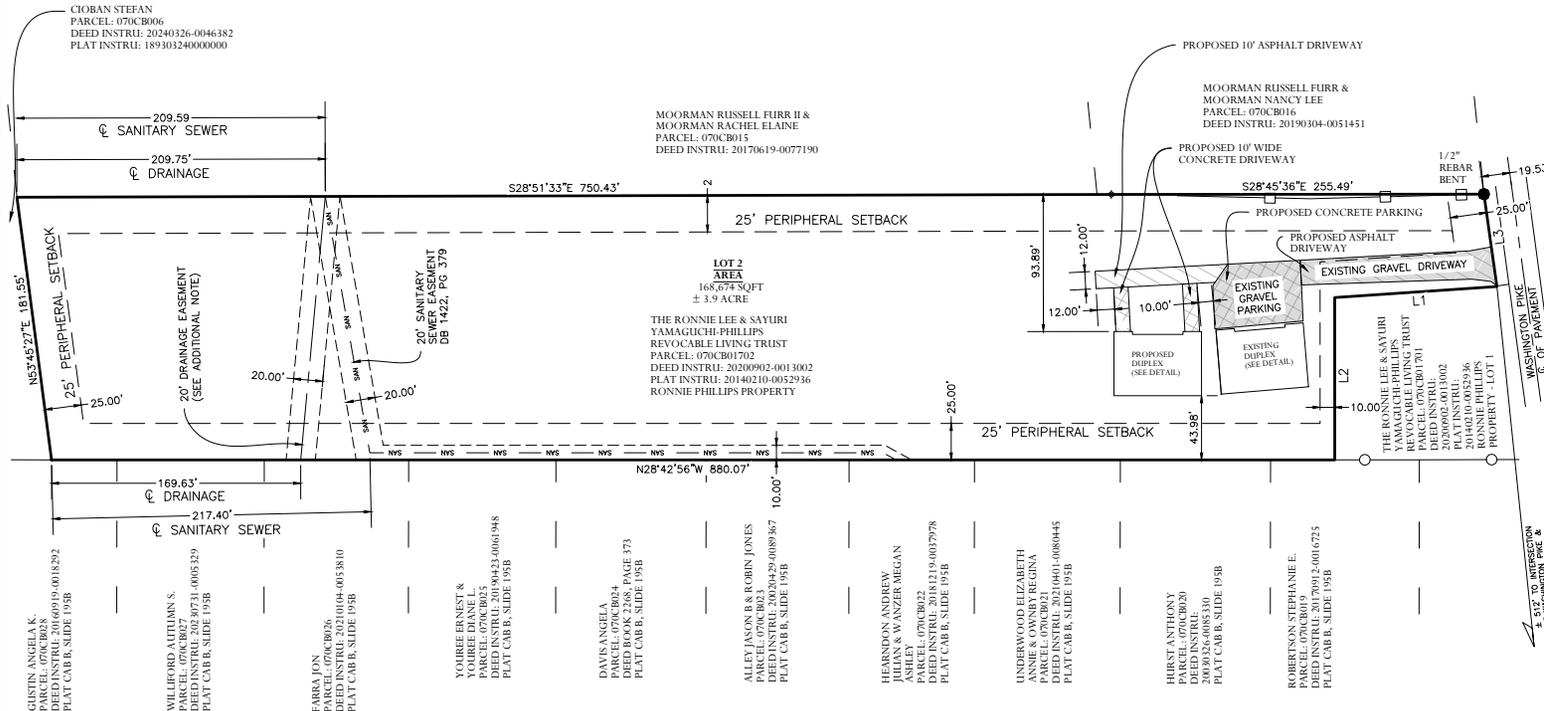
Line #	Length	Direction
L1	111.54'	N32°35'05"W
L2	111.25'	S61°15'36"W
L3	63.92'	S53°14'20"W



VICINITY MAP

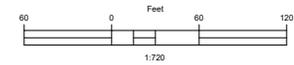
**SITE PLAN**  
**4213 WASHINGTON PIKE**  
**KNOXVILLE, TENNESSEE 37917**

7TH CIVIL DISTRICT of KNOX COUNTY  
MAP PARCEL 070CB01702  
9 APRIL 2024



● MONUMENTS (FOUND)	— BOUNDARY LINE
○ MONUMENTS (SET)	- - - EASEMENT
⊕ CALCULATED POINT	- - - SETBACK
⊙ UTILITY POLE	- - - CENTER LINE ROAD
⊙ TREE	- - - ADJOINING LOT LINES
□ BUILDING	- - - CHAIN LINK FENCE
	- - - SANITARY SEWER
	- - - EXISTING GRAVEL
	▨ PROPOSED ASPHALT
	▨ PROPOSED CONCRETE

SCALE: 1"=60'



**ADDITIONAL NOTES:**  
1. DRAINAGE EASEMENT FOLLOWS THE MEANDER OF THE STREAM AND IS 10' EACH SIDE OF CENTERLINE, AND IS SUBJECT TO CHANGE WITH NATURAL EROSION AND OR ACCRETION. (PER PLAT INSTRUMENT 20140902-0013002)  
2. SETBACKS PER PLAT INSTRUMENT 20140902-0013002:  
FRONT: 25'  
SIDE: 5'  
REAR: 15'  
PERIPHERAL: 25'

**EXISTING IMPERVIOUS & PERVIOUS CALCULATIONS:**  
IMPERVIOUS AREAS:  
EXISTING DUPLEX: 2,571SQ.FT./0.6 ACRES  
TOTAL IMPERVIOUS AREAS: 2,571 SQ.FT./0.06 ACRES

**PERVIOUS AREAS:**  
EXISTING GRAVEL DRIVEWAY, PARKING AND LAND: 166,103 SQ.FT./3.8 ACRES  
TOTAL AREA: 168,674 SQ.FT. MINUS 2,571SQ.FT.(IMPERVIOUS AREA) = 166,103 SQ.FT./3.8 ACRES; 0.97% PERVIOUS AREA

**PROPOSED IMPERVIOUS & PERVIOUS CALCULATIONS:**  
IMPERVIOUS AREAS:  
EXISTING DUPLEX: 2,571SQ.FT./0.6 ACRES  
PROPOSED DUPLEX: 2,571SQ.FT./0.6 ACRES  
PROPOSED ASPHALT DRIVEWAYS: 3,499SQ.FT./0.08 ACRES  
PROPOSED CONCRETE PARKING: 3,146SQ.FT./0.07 ACRES  
TOTAL IMPERVIOUS AREAS: 11,787SQ.FT./0.27 ACRES

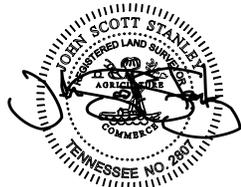
**PERVIOUS AREAS:**  
EXISTING GRAVEL DRIVEWAY, PARKING AND LAND: 166,103 SQ.FT./3.8 ACRES  
TOTAL PERVIOUS AREA: 168,674 SQ.FT. MINUS 11,787 SQ.FT.(IMPERVIOUS AREA) = 156,887 SQ.FT./3.60 AREA; 0.93%

- Notes:
1. Deed Instr: 20200210-0013002
  2. Plat Instr: 20140902-0052936
  3. Zoned RN-2 - Low Density Residential
  4. Setback per required zoning
  5. Total Area: 168,674 SqFt / 3.9 Acres
  6. Zone "X" per FEMA Map 47093C0144F, effective date: 5/2/2007
  7. This survey was done in accordance to the State of Tennessee Minimum Standards of Practice. This is a Composite Survey based on PLAT INSTRUMENT: 20140210-0052936.
  8. All set pins consist of 1/2" rebar.

**CLIENT**  
Ronnie Phillips  
4213 Washington Pike  
Knoxville, TN 37917  
(856) 919-0566

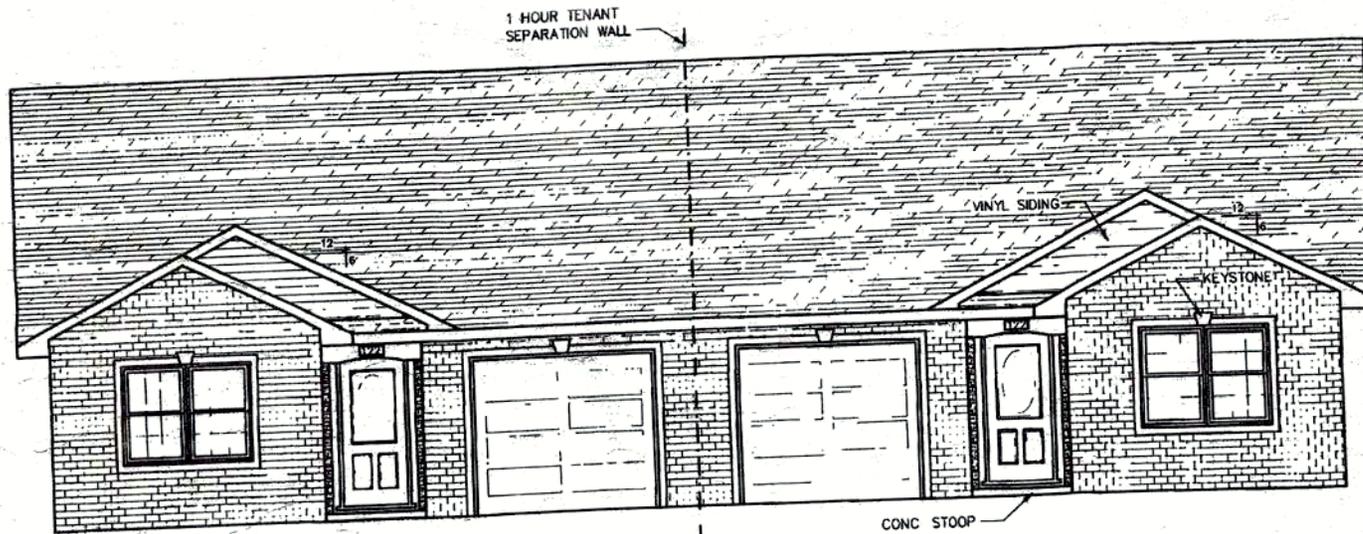
**LAND SURVEYOR**  
John Scott Stanley  
619 Glen Willow Drive  
Knoxville TN, 37934  
(865) 675-0175

PROJECT NUMBER: WB20220507	REV: -	BY: Carol Miller
FILE NAME: WPK20240322-1.dwg	DATE: Thursday, April 25, 2024	



**Certificate of Survey Accuracy**  
I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown herein, that this is a Class 1 Boundary Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ration of precision is greater than or equal to 1:10,000

Registered Land Surveyor  
Tennessee License No. 2807 Date: 25 Apr 2024



**FRONT ELEVATION**

1/4 = 1'-0"

File #6-A-24-SU /  
04/05/2024



# 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

**Ronnie L. Phillips**

Applicant Name

Affiliation

**4/5/2024**

Date Filed

**6/13/2024**

Meeting Date (if applicable)

**6-A-24-SU**

File Number(s)

## CORRESPONDENCE

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

**Ronnie L. Phillips**

Name / Company

**9111 Cross Park Dr Ste D200 Knoxville TN 37923**

Address

**865-919-0566 / ronniephi@msn.com**

Phone / Email

## CURRENT PROPERTY INFO

**Ronnie L. Phillips**

Owner Name (if different)

**9111 Cross Park Dr Ste D200 Knoxville TN 37923**

Owner Address

**865-919-0566 / ronniephi@msn**

Owner Phone / Email

**4213 WASHINGTON PIKE**

Property Address

**70 C B 017 02**

Parcel ID

**3.88 acres**

Tract Size

Part of Parcel (Y/N)?

**Knoxville Utilities Board**

Sewer Provider

**Knoxville Utilities Board**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**Northwest side of Washington Pike, southeast of Valley View Dr**

General Location

City

**Council District 4**

**RN-2 (Single-Family Residential Neighborhood), C (Former Planned District)**

**Multifamily Residential**

County

District

Zoning District

Existing Land Use

**East 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 checked="" 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 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>\$500.00</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: **Ronnie L. Phillips**    Date: **4/5/2024**  
Please Print

Phone / Email

Property Owner Signature: **Ronnie L. Phillips**    Date: **4/5/2024**  
Please Print



# 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

RONNIE L. PHILLIPS

Applicant Name

Affiliation

04/05/2024

June 13, 2024

File Number(s)

Date Filed

Meeting Date (if applicable)

4/5/24

June 13<sup>th</sup>

6-A-24-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

RONNIE L. PHILLIPS

Name

Company

9111 Cross Park Dr. Ste D200 Knoxville, TN 37923

Address

City

State

ZIP

865.919.0566

ronniephi@msn.com

Phone

Email

### CURRENT PROPERTY INFO

SAME

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

4213 Washington Pike

Property Address

0760301702

Parcel ID

KUB

Sewer Provider

KUB

Water Provider

N

Septic (Y/N)

### STAFF USE ONLY

General Location

Tract Size

City  County

District

RN-2(c)

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)

*Additional Duplex (former RP-1 district)*

**SUBDIVISION REQUEST**

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**

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
0402	<i>Special Use</i>	<i>\$500</i>
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

*see below*  
Applicant Signature

RONNIE L. PHILLIPS

Please Print

Date

RONNIEPHI@MSN.COM

Phone Number

Email

04/05/2024, SG

Property Owner Signature

Please Print

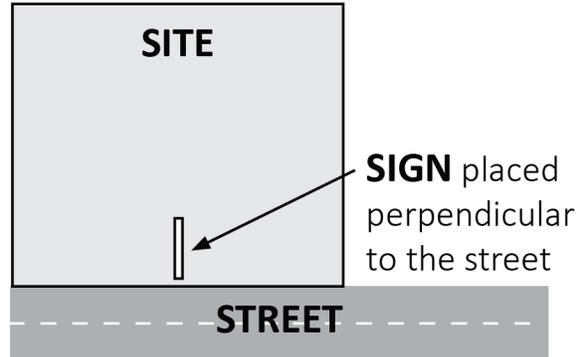
Date Paid

*Ronnie L. Phillips*

*Ronnie L. Phillips*

*4/5/24*

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: Ronnie L. Phillips

Date: 04/05/2024

File Number: 6-A-24-SU

- Sign posted by Staff
- Sign posted by Applicant