

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Samiul Haque

Staff Recomm. (Abbr.):

Deny the RN-2 (Single-Family Residential Neighborhood) district because it does not meet the criteria for a rezoning.

Staff Recomm. (Full):

Comments:

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, ALL OF THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS:

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. There have been no substantial changes in the area that warrants the proposed rezoning. The area is primarily characterized by single-family residences among wooded hillsides on properties zoned RN-1.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The requested RN-2 district is intended to accommodate low density single-family residential development on relatively small lots with smaller setbacks compared to the RN-1 district.

2. The RN-2 district permits all the same uses as the RN-1 district but there are considerable differences in the dimensional standards. For example, rezoning from RN-1 to RN-2 would reduce the minimum lot size for a single-family home from 10,000 to 5,000 sq ft. The surrounding properties are zoned RN-1 and the acreage varies from 10,000 sq ft to several acres. The current RN-1 zoning is consistent with the surrounding development.

3. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE CITY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. There are no significant adverse impacts anticipated with this rezoning. However, if the property were to be subdivided using the minimum lot size standard of the RN-2 districts, the development would be inconsistent with the larger lot sizes in the vicinity. Excluding the lot with the house (lot 4A on the plat/ward map), the property has approximately 2.07 acres. The RN-1 zone permits consideration of up to 9 single-family units with its minimum lot size. This would be doubled to 18 units in the RN-2 zone. The feasibility of this number of units would be limited by road layout and other dimensional standards. However, this dramatic increase in residential intensity is worth noting since the dimensional standards are the primary distinction between the two zoning districts.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The property has the LDR (Low Density Residential) land use classification as defined in the South City Sector Plan and the One Year Plan, which allows consideration of the RN-2 district.

2. The proposed amendment is not in conflict with the General Plan.

ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, AND WATER LINES, OR ARE REASONABLY CAPABLE OF BEING PROVIDED PRIOR TO THE DEVELOPMENT OF THE SUBJECT PROPERTY IF THE AMENDMENT WERE ADOPTED:

1. This is an urbanized area with adequate utility infrastructure and the property is in close proximity to the William Hastie Natural Area. However, this property does not have nearby access to sidewalks, transit, public schools or other community-serving amenities that would support a residential upzoning.

Action: Denied

Meeting Date: 10/3/2024

Details of Action:

Summary of Action: Deny the RN-2 (Single-Family Residential Neighborhood) district because it does not meet the criteria for a rezoning.

Date of Approval:

Date of Denial: 10/3/2024

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action:

Date of Legislative Action, Second Reading: 11/26/2024

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: