

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 6-E-24-RZ  
**Application Filed:** 4/23/2024  
**Applicant:** BRYAN MAYO

**Related File Number:**  
**Date of Revision:**

## PROPERTY INFORMATION

**General Location:** West side of Ferd Hickey Rd, southeast side of Piney Grove Church Rd  
**Other Parcel Info.:**  
**Tax ID Number:** 106 G A 005 **Jurisdiction:** City  
**Size of Tract:** 18919 square feet  
**Accessibility:** Access is via Ferd Hickey Road, a local street with a 22-ft pavement width within a 50-ft right-of-way. Access is also via Piney Grove Church Road, a major collector street with a 20-ft pavement width within a 50-ft right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Single Family Residential  
**Surrounding Land Use:**  
**Proposed Use:** **Density:**  
**Planning Sector:** Northwest County **Plan Designation:** LDR (Low Density Residential), HP (Hillside Protection)  
**Growth Policy Plan:** N/A (Within City Limits)  
**Neighborhood Context:** This is a forested residential area with housing forms ranging from single-family dwellings to two-story apartment complexes.

## ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

**Street:** 1805 FERD HICKEY RD  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)  
**Former Zoning:**  
**Requested Zoning:** RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)  
**Previous Requests:**  
**Extension of Zone:** No, this is not an extension.  
**History of Zoning:** None noted.

## PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential), HP (Hillside Protection)

Requested Plan Category:

**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:

Jessie Hillman

Staff Recomm. (Abbr.):

Approve the RN-2 (Single-Family Residential Neighborhood) district because it is consistent with the sector plan and surrounding development. The HP (Hillside Protection Overlay) would be retained.

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. This area of northwest Knoxville has seen a steady increase in residential intensity since the late 1990s. There is a wide variety of housing forms in the immediate vicinity including apartments, townhouses, duplexes and single-family residences.
2. The request to rezone the subject property from the RN-1 (Single-Family Residential Neighborhood) to RN-2 (Single-Family Residential Neighborhood) district is a minor increase in residential intensity that is consistent with residential development in the area.

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

1. The RN-2 district is intended for 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.
2. The subject property is 18,919 sq ft, and there is an existing single-family dwelling on the site. With the requested RN-2 zoning district, the property would meet the minimum lot area to subdivide and develop an additional single-family dwelling by right. If a duplex were to be proposed, it would require special use approval by the Planning Commission, and the development's compatibility with the surrounding area would be evaluated at that time.
3. The property's location among single-family residences that border an apartment community across Piney Grove Church Road is an appropriate location for consideration of the RN-2 district.

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. The uses permitted in the RN-2 district should not cause any adverse impact in this area. The zoning of the surrounding area ranges from RN-1 to RN-5 within a 1/3 mile radius.

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 requested RN-2 district aligns with the General Plan's development policy 8.1 to develop infill housing in the existing urban area that is compatible with neighboring residences in scale, design and site layout.
2. This rezoning is consistent with the Northwest County Sector Plan's and One Year Plan's LDR (Low Density Residential) land use classification, which permits consideration of the RN-2 district.

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. The subject property is in an urban area where there is ample infrastructure capacity to support a modest increase in residential intensity.

**Action:** Approved **Meeting Date:** 6/13/2024

**Details of Action:**

**Summary of Action:** Approve the RN-2 (Single-Family Residential Neighborhood) district because it is consistent with the sector plan and surrounding development. The HP (Hillside Protection Overlay) would be retained.

**Date of Approval:** 6/13/2024 **Date of Denial:** **Postponements:**

**Date of Withdrawal:** **Withdrawn prior to publication?:**  **Action Appealed?:**

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knoxville City Council

**Date of Legislative Action:** 7/9/2024

**Date of Legislative Action, Second Reading:** 7/23/2024

**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:**