

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 6-F-24-RZ                      **Related File Number:**  
**Application Filed:** 4/23/2024              **Date of Revision:**  
**Applicant:** DAVYD MARKEVYCH

## PROPERTY INFORMATION

**General Location:** Southeast side of Watauga Dr, west side of Rosebay Rd  
**Other Parcel Info.:**  
**Tax ID Number:** 58 D A 007                      **Jurisdiction:** City  
**Size of Tract:** 14707 square feet  
**Accessibility:** Access is via Watauga Drive, a local street with a 20-ft of pavement width within a 40-ft right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/Forestry/Vacant Land  
**Surrounding Land Use:**  
**Proposed Use:**    **Density:**  
**Planning Sector:** North City                      **Plan Designation:** LDR (Low Density Residential)  
**Growth Policy Plan:** N/A (Within City Limits)  
**Neighborhood Context:** This is a residential area with a mix of single-family houses and multi-family dwellings. The surrounding area has historically been residential with mixed housing developments since 1996. The nearest non-residential use is Central High School approximately 730 ft south of the property.

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

**Street:** 324 WATAUGA DR  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RN-1 (Single-Family Residential Neighborhood)  
**Former Zoning:**  
**Requested Zoning:** RN-2 (Single-Family Residential Neighborhood)  
**Previous Requests:**  
**Extension of Zone:** Yes, this will be an extension  
**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential)

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:

Kelsey Bousquet

Staff Recomm. (Abbr.):

Approve the RN-2 (Single-Family Residential Neighborhood) district because it is in compliance with the sector plan and consistent with the surrounding development.

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 IS NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY GENERALLY

1. This parcel falls within census tract 51 which according to the U.S. Census Bureau, has experienced a 23.64% increase in population between 2015-2020. The increase in population corresponds with a growing demand for housing in this particular area. Rezoning the subject property to the RN-2 (Single-Family Residential Neighborhood) zoning district will allow for flexibility in the number of allowable units on the property, which is appropriate for the increased population experienced by the surrounding community.

THE PROPOSED AMENDMENT IS CONSISTENT WITH THE INTENT AND PURPOSES OF THIS CODE.

1. The RN-2 zoning district is intended to accommodate single-family residential development on relatively small lots with smaller setbacks within the City of Knoxville.
2. The subject property is roughly 15,000 sf which is an appropriate lot size in the RN-2 district. Within an 800-ft radius of the parcel are multiple properties designated RN-2 districts with lot sizes ranging between 10,000 to 19,500 sf. The lot area of the subject parcel is in character with the intended purpose of the RN-2 district and the surrounding area.
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. The proposed rezoning is not expected to adversely impact the surrounding area, which consists of a mix of residential zoning districts including: RN-1 (Single-Family Residential Neighborhood) zoning district, RN-2, RN-4 (General Residential Neighborhood) zoning district, and RN-5 (General Residential Neighborhood) zoning district. Both the RN-4 and RN-5 districts are intended to accommodate a mix of medium density residential development and can serve as a functional transition between low density development. The requested RN-2 district would be in character with the mix of residential developments in the community.
2. The property has been vacant since the 2018 demolition of a single-family home. Rezoning to RN-2 provides alternative avenues to reuse the vacant lot to promote infill development and mitigate neighborhood blight.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE KNOXVILLE-KNOX COUNTY GENERAL PLAN AND ITS COMPONENT PARTS, INCLUDING ADOPTED SECTOR PLANS, CORRIDOR PLANS, AND RELATED DOCUMENTS.

1. The subject property is designated LDR (Low Density Residential) under the City's One Year Plan and North City Sector Plan. The proposed RN-2 zoning is permitted in Low Density Residential areas.
2. The rezoning complies with the General Plan's development policy 4.5 to avoid creating small, isolated pockets of residential development and to encourage neighborhoods large enough to support

cost-effective provision of community facilities and services to maintain a strong residential quality and stability.

3. The requested RN-2 zoning district complies with the General Plan's development policy 11.5 as it is not expected to include abrupt, incompatible changes in density, scale, and building appearance from one development to another in the area, which consists of a mix of residential developments.

WHETHER ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, STORM 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 ample utility and facility infrastructure to support a rezoning of this site. The property is served by Knoxville Utility Board (KUB) for water and sewer services.
2. The subject property is located at the corner of Watauga Drive and Rosebay Road, two local streets. Rosebay Road is accessed via Garden Drive, a minor collector street. The subject property is protected from through traffic as it avoids direct access to major collector and arterial streets as recommended in the One Year Plan.
3. There is a Knoxville Area Transit (KAT) bus stop within walking distance (roughly 475 ft) from the property located on Garden Drive.

**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 in compliance with the sector plan and consistent with the surrounding development.

**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:**