

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 6-J-24-RZ                      **Related File Number:**  
**Application Filed:** 4/26/2024              **Date of Revision:**  
**Applicant:** ANDREW OSAKUE

## PROPERTY INFORMATION

**General Location:** North of Landview Drive, east of Pickering Street  
**Other Parcel Info.:**  
**Tax ID Number:** 82 L E 031                      **Jurisdiction:** City  
**Size of Tract:** 6397 square feet  
**Accessibility:** Access via Landview Drive, a local street with 15-ft of pavement width within a 35-ft right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Single Family Residential  
**Surrounding Land Use:**  
**Proposed Use:**    **Density:**  
**Planning Sector:** East City                      **Plan Designation:** LDR (Low Density Residential)  
**Growth Policy Plan:** N/A (Within City Limits)  
**Neighborhood Context:** The Town Hall East neighborhood is a predominantly residential area consisting of single-family houses. The residential character of the area has been maintained since at least 1998. The nearest non-residential use is Sarah Moore Greene Magnet Elementary School, which is approximately 600 ft southwest of the property.

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

**Street:** 3107 LANDVIEW 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:** No, this is not 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 will bring zoning into compliance and is 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. The existing single-family dwelling on the subject property is a nonconforming use due to the lot width and lot area size not complying with the dimensional standards for the RN-1 (Single-Family Residential Neighborhood) zoning district. RN-1 requires properties to have a minimum lot area of 10,000 sf for single-family homes and a 75-ft minimum lot width. The subject property has a lot area of approximately 6,397 sf and lot width of 47-ft. The RN-2 (Single-Family Residential Neighborhood) zoning district has a minimum lot area of 5,000 sf for single-family homes and a minimum lot width of 50-ft for residential uses. Because of this, RN-2 is a more appropriate zoning designation for this property.

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. The subject property's lot area of 6,397 sf is consistent with the intent of the RN-2 zoning district.  
2. 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 anticipated to adversely impact the surrounding area which mostly consists of single-family houses on properties with RN-1 and RN-2 zoning districts.

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) in the City's One Year Plan and East City Sector Plan. The proposed RN-2 zoning is permitted in Low Density Residential areas.  
2. Rezoning the property to RN-2 complies with the General Plan's development policy 10.4 to rigorously enforce zoning regulations and conditions of approval to maintain public confidence in the planned development process. Per Article 17.3 of the City of Knoxville's zoning code, development of a nonconforming lot of record must meet all applicable dimensional and design regulations, of the district in which it is located with the exception of the lot area and/or width requirement that renders it nonconforming.

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. The property is serviced by Knoxville Utility Board (KUB) for water and sewer services.
2. The property is within walking distance (roughly 785 ft) of a Knoxville Area Transit (KAT) bus stop located on Boyds Bridge Pike. To the west of the bus stop is Sarah Moore Greene Greenway and Sarah Moore Greene Elementary School, both of which can be accessed from Boyds Bridge Pike as well.
3. In Fall 2024, the City of Knoxville is anticipated to begin the Boyds Bridge Pike Sidewalk Project to improve pedestrian mobility in the area.

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

**Details of Action:**

**Summary of Action:** Approve the RN-2 (Single-Family Residential Neighborhood) district because it will bring zoning into compliance and is 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:**