



**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.):

Approve the RN-2 (Single-Family Residential Neighborhood) district because it is consistent with the existing LDR (Low Density Residential) land use classification.

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 not been any significant changes in the development pattern. However, the northeastern parcel has been used as a non-residential establishment for the last 30 years. Approval of the RN-2 district will allow more compatible development with the abutting single family houses than the present office use.

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

1. The requested RN-4 district is intended to accommodate mixed medium density residential development within the City of Knoxville that includes single-family, two-family, townhouse, and lowrise multi-family dwellings.
2. The recommended RN-2 district is intended to accommodate low density 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.
3. While the broader area has a mix of residential uses, including houses, duplexes, and multi-family developments, the immediate vicinity aligns more with the intent of the RN-2 district than the requested RN-4 district.
4. 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 allowed uses and dimensional standards of the RN-2 district are similar to those of the RN-1 district. Therefore, residential development under the RN-2 district standard would be compatible with the adjacent houses and this is not expected to have any significant adverse impact.

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 proposed rezoning is consistent with the General Plan's Development Policy 8.1, which encourages growth in the existing urban area through infill housing on vacant lots and redevelopment parcels.
2. The RN-2 district would be consistent with the LDR land use classification of the North City Sector Plan and One Year 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. The properties have sidewalk and transit access to many public amenities within one mile, such as Fountain City Lake and Park, Fountain City Skate Park, Fountain City Library, and Central High,

Fountain City Elementary, and Gresham Middle schools.  
2. This is an urbanized area with adequate utility infrastructure provided by KUB.

**Action:** Approved **Meeting Date:** 8/8/2024

**Details of Action:**

**Summary of Action:** Approve the RN-2 (Single-Family Residential Neighborhood) district because it is consistent with the existing LDR (Low Density Residential) land use classification.

**Date of Approval:** 8/8/2024 **Date of Denial:** **Postponements:** 7/11/2024

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

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knoxville City Council

**Date of Legislative Action:** 9/3/2024

**Date of Legislative Action, Second Reading:** 9/17/2024

**Ordinance Number:**

**Other Ordinance Number References:** O-117-2024

**Disposition of Case:** Approved

**Disposition of Case, Second Reading:** Approved

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**