

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: Levan King Cranston

Staff Recomm. (Abbr.): Approve RN-1 (Single-Family Residential) and HP (Hillside Protection Overlay) zoning because it is an extension of zoning, and is compatible with the surrounding development.

Staff Recomm. (Full):

Comments: PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.3, SUBSECTIONS 1-3, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (must meet all of these):

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

- 1. This property is currently zoned OP and is undeveloped.
- 2. The current O sector plan land use classification and OP zoning are not compatible with the steep topography on this property. Uses permitted in the proposed RN-1 zone are less intensive than the existing OP zone and therefore RN-1 is more suitable for this property.

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

- 1. The RN-1 Single-Family Residential Neighborhood Zoning District is intended to accommodate traditional low density residential neighborhoods in the City of Knoxville, exhibiting a predominant development pattern of single-family homes on relatively large lots and with generous setbacks. Two-family dwellings may also be allowed by special use approval. Limited nonresidential uses that are compatible with the character of the district may also be permitted.

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. This proposed amendment will be an extension of RN-1 zoning, as RN-1 is adjacent to the west. It is not anticipated that any adverse effects will result from the addition of more RN-1 zoning in this area.
- 2. The uses permitted in the RN-1 zone are more compatible with the adjacent residential neighborhood than the existing OP zone.
- 3. This property has access via Zoe Way, and Janmer Lane. It is not anticipated that the uses permitted in the RN-1 zone will cause adverse effects if either access point is used.

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 amendment to the Northwest City Sector Plan and One Year Plan is an extension of the LDR (Low Density Residential) land use classification and will support the proposed RN-1 zoning.

Action: Approved

Meeting Date: 1/13/2022

Details of Action:

Summary of Action: Approve RN-1 (Single-Family Residential) and HP (Hillside Protection Overlay) zoning because it is an extension of zoning, and is compatible with the surrounding development.

Date of Approval: 1/13/2022

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: 2/8/2022

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 2/22/2022

Other Ordinance Number References: O-24-2022

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: