

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 1-A-23-RZ Related File Number: 1-A-23-PA
Application Filed: 9/1/2022 Date of Revision:
Applicant: CHRIS AND RENEE HARWELL

PROPERTY INFORMATION

General Location: East side of Stonewell Dr, north of Chapman Hwy
Other Parcel Info.:
Tax ID Number: 123 F A 014 Jurisdiction: City
Size of Tract: 21364 square feet
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential
Surrounding Land Use:
Proposed Use: Density:
Sector Plan: South City Sector Plan Designation: LDR (Low Density Residential), HP (Hillside Protec
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context:

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

Street: 102 STONEWALL DR
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: O (Office), HP (Hillside Protection Overlay)
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), HP (Hillside Protection)
Requested Plan Category: O (Office), HP (Hillside Protection)

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.):

Deny O (Office) zoning because it is not compatible with the land use plan for the area and the residential neighborhood of which it is a part. The HP (Hillside Protection) overlay is retained.

Staff Recomm. (Full):

Comments:

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.3, SUBSECTIONS 1-3, 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. The area has not seen any significant changes in the last 20 years that would make a rezoning to O (Office) necessary.
- 2. While there is O zoning adjacent to the south, that property is located along Chapman Hwy, a major arterial street.

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

- 1. The zoning ordinance states that the O district is intended to provide for an environment of low intensity office and service uses, mixed with residential uses. The O District may additionally serve as a transition between single-family residential areas and more intensely developed commercial or industrial areas.
- 2. The subject property's location between a single family residential neighborhood and a commercial node on Chapman Highway aligns with the purpose of O zoning as described above.

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. O zoning permits a variety of uses that could draw additional traffic into this residential area. Although the subject property is located near Chapman Highway and a bus stop, it is only accessible through Stonewall Dr, which is narrow enough to make an increase in traffic challenging for neighboring residents.

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 O zoning conflicts with development policy 8.4 in the General Plan to "protect neighborhoods from encroaching commercial development and other incompatible uses."
- 2. The proposed zoning district is not consistent with the land use plans for this area.

Action:

Denied

Meeting Date: 1/12/2023

Details of Action:

Summary of Action:

Deny O (Office) zoning because it is not compatible with the land use plan for the area and the residential neighborhood of which it is a part. The HP (Hillside Protection) overlay is retained.

Date of Approval:

Date of Denial: 1/12/2023

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: