

# CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 1-B-23-RZ                      Related File Number: 1-B-23-PA  
Application Filed: 10/28/2022              Date of Revision:  
Applicant: DEIDRA MESSINGER

## PROPERTY INFORMATION

General Location: S end of Zoe Way, southeast of Lonas Drive  
Other Parcel Info.:  
Tax ID Number: 107 I B 013                      Jurisdiction: City  
Size of Tract: 2.86 acres  
Accessibility:

## GENERAL LAND USE INFORMATION

Existing Land Use: Office  
Surrounding Land Use:  
Proposed Use:    Density:  
Sector Plan: Northwest City              Sector Plan Designation: O (Office), HP (Hillside Protection)  
Growth Policy Plan: N/A (Within City Limits)  
Neighborhood Context:

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

Street: 910 ZOE WAY  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: OP (Office Park), HP (Hillside Protection Overlay)  
Former Zoning:  
Requested Zoning: RN-1 (Single-Family Residential Neighborhood);HP (Hillside Protection Overlay)  
Previous Requests:  
Extension of Zone:  
History of Zoning:

## PLAN INFORMATION (where applicable)

Current Plan Category: O (Office), HP (Hillside Protection)  
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:

Jessie Hillman

Staff Recomm. (Abbr.):

Approve RN-1 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay) zoning because it is a minor extension of the RN-1 district and it is compatible with surrounding development.

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 requested RN-1 (Single-Family Residential Neighborhood) zoning is a minor extension of RN-1 from three sides of the subject property.
- 2. The office building on the property is vacant. The applicant is seeking RN-1 zoning in order to permit the reuse of the existing structure for a specialized primary school. Regardless of the applicant's intent, RN-1 zoning would result in uses that are compatible with surrounding area.

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

- 1. RN-1 zoning is intended for low density residential neighborhoods and certain nonresidential uses that are compatible with the character of the district.
- 2. The subject property's location next to single family residences among forested hillside is consistent with the low-intensity purpose of the RN-1 district.

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 downzoning is compatible with adjacent residential developments and the parcel's location in the Hillside Protection (HP) area. There are no adverse impacts anticipated with the RN-1 district.

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 RN-1 district is consistent with the recommended LDR amendments to the Northwest City Sector Plan and the One Year Plan.
- 2. RN-1 zoning is not in conflict with the General Plan or any other adopted plans for the area.

Action:

Approved

Meeting Date: 1/12/2023

Details of Action:

Summary of Action:

Approve RN-1 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay) zoning because it is a minor extension of the RN-1 district and it is compatible with surrounding development.

Date of Approval:

1/12/2023

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: 2/7/2023

Date of Legislative Action, Second Reading: 2/21/2023

**Ordinance Number:**

**Disposition of Case:**      Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Other Ordinance Number References:**

O-32-2023

**Disposition of Case, Second Reading:**

Approved

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**