

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 10-B-21-RZ **Related File Number:**
Application Filed: 8/3/2021 **Date of Revision:**
Applicant: K. SCOTT BRANSCOM

PROPERTY INFORMATION

General Location: Northwest side of Cain Road, west of Cecil Johnson Road intersection
Other Parcel Info.:
Tax ID Number: 92 K A 006 **Jurisdiction:** City
Size of Tract: 0.78 acres
Accessibility: Access is via Cain Rd, a local road with 17-ft of pavement width within a 45-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single-family residential.
Surrounding Land Use:
Proposed Use: **Density:** up to 2 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: N/A
Neighborhood Context: This area has a mix of residential and rural residential uses on small and large sized lots.

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

Street: 4909 Cain Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: AG (Agricultural)
Former Zoning:
Requested Zoning: RN-2 (Single-Family Residential Neighborhood)
Previous Requests:
Extension of Zone: Yes, RN-2 exists to the east and west.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category:
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: Levan King Cranston

Staff Recomm. (Abbr.): Approve RN-2 (Single-Family Residential) zoning because it is compatible with the Sector Plan and existing zoning in the area.

Staff Recomm. (Full):

Comments: PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E.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. Demand for housing continues to grow. Much of this area is already developed as single-family residential on small and medium sized lots. This proposed rezoning provides the option for additional housing stock in an already established residential area.

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

1. The RN-2 (Single-family Residential Neighborhood) District is intended to accommodate low density single-family residential development on relatively small lots with smaller setbacks.

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 COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. The proposed rezoning is not anticipated to adversely affect adjacent properties as this rezoning is an extension of the RN-2 zoning to the east and west, and would allow the same uses.

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 Northwest County Sector Plan designates this parcel as LDR (Low Density Residential) classification which supports RN-2 zoning.

Action: Approved

Meeting Date: 10/14/2021

Details of Action:

Summary of Action: Approve RN-2 (Single-Family Residential) zoning because it is compatible with the Sector Plan and existing zoning in the area.

Date of Approval: 10/14/2021

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: 11/16/2021

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 11/30/2021

Other Ordinance Number References: O-153-2021

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: