



**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 the RN-2 (Single Family Residential Neighborhood) district because it is compatible with surrounding development. The HP (Hillside Protection Overlay) will be retained.

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. The subject property is located near many service-oriented commercial establishments to the east, a new workforce hub in the form of an Amazon warehouse completed in 2022. These amenities support a rezoning from the RN-1 (Single Family Residential Neighborhood) to the RN-2. (Single Family Residential Neighborhood) district, which would allow a slight increase in residential density at this location.

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

1. The RN-2 district is intended to accommodate low density single-family residential development on relatively small lots. Duplexes may be permitted through special use approval.  
2. The subject property is in a small residential neighborhood surrounded by commercial development and near I-640 to the south. This is an area where a slight increase in residential density will not be out of character with development.

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. There are no adverse impacts anticipated to occur with the proposed RN-2 rezoning. The key difference between RN-1 and RN-2 are the dimensional standards, as the permitted uses in both districts are the identical. With the RN-2 zoning, a duplex or a single-family subdivision into two lots may be permitted on the subject property, whereas only a single family home could be allowed currently.

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 North City Sector Plan and the One Year Plan as amended to the LDR (Low Density Residential) land use classification.  
2. RN-2 zoning at this location is consistent with the General Plan's development policy 8.1 to develop infill housing on vacant lots that is compatible with neighboring residences in scale, design and site layout. If a duplex were to be proposed on this site, it would receive special use review by the Planning Commission to ensure it is compatible with surrounding development.

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. This property is in a developed area along a bus route, where there is adequate facility and utility infrastructure for a modest increase in residential density.

**Action:** Approved

**Meeting Date:** 10/5/2023

**Details of Action:**

**Summary of Action:** Approve the RN-2 (Single Family Residential Neighborhood) district because it is compatible with surrounding development. The HP (Hillside Protection Overlay) will be retained.

**Date of Approval:** 10/5/2023

**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:** 11/14/2023

**Date of Legislative Action, Second Reading:** 11/28/2023

**Ordinance Number:**

**Other Ordinance Number References:** O-162-2023

**Disposition of Case:** Approved

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

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**