

# CASE SUMMARY

*APPLICATION TYPE: REZONING*

## NORTHWEST CITY SECTOR PLAN AMENDMENT



**File Number:** 10-F-21-RZ **Related File Number:** 10-D-21-PA  
**Application Filed:** 8/20/2021 **Date of Revision:**  
**Applicant:** URBAN ENGINEERING, INC.

### **PROPERTY INFORMATION**

**General Location:** North side of Lonas Drive, southeast side of Starmont Trail, northwest of the intersection of Holman Road  
**Other Parcel Info.:**  
**Tax ID Number:** 107 G B 006 **Jurisdiction:** City  
**Size of Tract:** 4 acres  
**Accessibility:** Access is off of Lonas Road, a major collector with a 17.5-ft pavement width inside a 47-ft right-of-way.

### **GENERAL LAND USE INFORMATION**

**Existing Land Use:** Rural residential  
**Surrounding Land Use:**  
**Proposed Use:** **Density:**  
**Sector Plan:** Northwest City **Sector Plan Designation:** LDR (Low Density Residential) & HP (Hillside Protection)  
**Growth Policy Plan:** N/A (Within City limits)  
**Neighborhood Context:** Lonas Drive consists of predominantly single family homes on small lots, though there is a commercial node nearby to the west at the intersection of Lonas Drive and Kirby Road. The surrounding development, both residential and commercial, has been in existence since the 1950s and 60s.

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

**Street:** 5117 Lonas Dr.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### **ZONING INFORMATION (where applicable)**

**Current Zoning:** RN-1 (Single-Family Residential Neighborhood) & HP (Hillside Protection)  
**Former Zoning:**  
**Requested Zoning:** RN-3 (General Residential Neighborhood) & HP (Hillside Protection)  
**Previous Requests:**  
**Extension of Zone:** No  
**History of Zoning:** None noted

### **PLAN INFORMATION (where applicable)**

**Current Plan Category:** LDR (Low Density Residential) & HP (Hillside Protection)

Requested Plan Category: MDR (Medium Density Residential) & 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: Michelle Portier

Staff Recomm. (Abbr.): Approve RN-3 (General Residential Neighborhood) and HP (Hillside Protection Overlay) zoning because it is compatible with other zoning in the area and is consistent with the General Plan.

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. There is an increased demand for housing, particularly in areas served by transit and near employment centers. This parcel is on a KAT route and Weisgarber Road is less than a mile to the west.

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

1. The RN-3 (General Residential Neighborhood) District is intended to accommodate medium density residential neighborhoods in the City of Knoxville characterized by one and two-family homes. Townhouse dwellings may be allowed by special use approval to facilitate a more urban development form.

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

1. There are properties zoned RN-3 (General Residential Neighborhood), RN-5 (General Residential Neighborhood), and RN-6 (Multi-Family Residential Neighborhood) nearby to the west along Lonas Drive, so the requested zoning would not be out of character with the area.

2. The property is a little less than a mile east of Weisgarber on Lonas Drive, a major collector. Lonas Drive connects the arterials Middlebrook Pike and Weisgarber Road, so there would be limited need for traffic to traverse side streets to access the subject property.

3. Lonas Drive is on a KAT route, and there is a stop across the street.

4. A portion of the property is in the HP (Hillside Protection Overlay) District, and will be required to comply with the maximum land disturbance area identified by the slope analysis.

5. The applicant has stated they would like a density of 6.9 du/ac (equates to 27 dwellings). However, the City's zoning ordinance no longer regulates density as a function of du/ac, instead using

dimensional standards as a means to determine the number of dwellings that could be accommodated.

6. In looking at the maximum number of dwelling units that could be built with the requested RN-3 zone, using rudimentary calculations involving the minimum lot size of 5,000 square feet, the maximum number of dwellings that could be built is 34.

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 amending this parcel to the MDR (Medium Density Residential) land use designation would support RN-3 zoning.
2. The requested zoning is in compliance with the General Plan, which allows from 6 to 24 du/ac within City limits (Section 10.13).

**Action:** Approved **Meeting Date:** 10/14/2021

**Details of Action:**

**Summary of Action:** Approve RN-3 (General Residential Neighborhood) and HP (Hillside Protection Overlay) zoning because it is compatible with other zoning in the area and is consistent with the General Plan.

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

**Ordinance Number:** **Other Ordinance Number References:** O-143-2021

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

**If "Other":** **If "Other":**

**Amendments:** **Amendments:**

**Date of Legislative Appeal:** **Effective Date of Ordinance:**