

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 10-M-23-RZ

Related File Number:

Application Filed: 8/28/2023

Date of Revision:

Applicant: JIM FOX

PROPERTY INFORMATION

General Location: Northwest side of Delapp Dr, northwest of Henrietta Dr

Other Parcel Info.:

Tax ID Number: 69 A A 01101

Jurisdiction: City

Size of Tract: 12273 square feet

Accessibility: Access is via Delapp Drive, a local street with a 20-ft pavement width within a 40-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use:

Density:

Sector Plan: North City

Sector Plan Designation: LDR (Low Density Residential)

Growth Policy Plan: N/A (Within City Limits)

Neighborhood Context: This neighborhood is comprised of a wide range of housing forms, from single family detached houses to townhomes and multifamily communities.

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

Street: 707 DELAPP DR

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-1 (Single-Family Residential Neighborhood)

Former Zoning:

Requested Zoning: RN-2 (Single-Family Residential Neighborhood)

Previous Requests:

Extension of Zone: No, this is not an extension of the zoning district.

History of Zoning: In 2013, this property was included in a governmental rezoning of the neighborhood from R-2 (General Residential) to R-1 (Low Density Residential) and R-1A (Low Density Residential)

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

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 the RN-2 (Single-Family Residential Neighborhood) district because it is compatible with surrounding development and consistent with adopted plans.

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 in an area of the Inskip neighborhood that saw a rapid increase in residential density with the development of several condominium communities in the early 2000s. The Inskip Small Area Plan was adopted in 2011 and recommended downzoning certain properties along Delapp Drive, including the subject property. This recommendation was acted upon in 2013 with a governmental rezoning of the target area from the R-2 (General Residential) district to the R-1A (Low Density Residential) district (case 8-C-13-RZ). The rezoning report stated, "The R-1A zoning is recommended for a small area that, when studied, was deemed more suitable for development of duplexes, as well as single detached dwellings."
2. The City underwent a comprehensive update to its zoning ordinance, and the subject property was adapted to the new zoning categories with the assignment of RN-1 (Single-Family Residential Neighborhood) zoning in 2020.
3. The RN-1 district is more restrictive than the original R-1A district. R-1A zoning permitted duplexes by right with a minimum lot area of 10,000 sq ft. The current RN-1 zoning permits consideration of duplexes through special use review with a minimum lot area of 15,000 sq ft. The subject property is approximately 12,000 sq ft in area.
4. Considering the surrounding residential intensity and the original intent of the Inskip Small Area Plan, and subsequent rezoning, to allow single-family detached dwellings and duplexes in this specific target area, the requested RN-2 (Single-Family Residential Neighborhood) district is appropriate for this location.

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

1. The RN-2 zoning district is intended for low density single-family residential development on relatively small lots. Duplex dwellings may also be allowed by special use approval, with a minimum lot area of 10,000 sq ft.
2. The subject property is in an area that has a diverse mix of lot sizes and housing forms ranging from single-family to multifamily. RN-2 zoning at this location would be consistent with surrounding 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 rezoning. The subject property is the only undeveloped lot in the immediate region. If a duplex were to be proposed on this site, it would be reviewed by the Planning Commission to evaluate its compatibility with neighborhood character and impact on adjacent properties.

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. RN-2 zoning is consistent with the LDR (Low Density Residential) land use classification in the North

City Sector Plan and the One Year Plan.

2. This rezoning request is consistent with the General Plan's development policy 8.1 to encourage growth in the existing urban area and develop infill housing on vacant lots that is compatible with neighboring residents in scale, design and site layout.
3. This rezoning aligns with the Inskip Small Area Plan, which recommends zoning that is equivalent to the proposed RN-2 district.

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 has access to all necessary utilities and existing infrastructure can support the uses permitted in the RN-2 zoning district.

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 and consistent with adopted plans.

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: 11/28/2023 **Date of Legislative Action, Second Reading:** 12/12/2023

Ordinance Number: **Other Ordinance Number References:** O-166-2023

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

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

Amendments: **Amendments:**

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