

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 10-O-20-RZ **Related File Number:**
Application Filed: 8/24/2020 **Date of Revision:**
Applicant: HOMESTEAD LAND HOLDINGS, LLC

PROPERTY INFORMATION

General Location: East side of Francis Rd., north of Middlebrook Pk
Other Parcel Info.:
Tax ID Number: 106 C D 001 **Jurisdiction:** City
Size of Tract: 6.5 acres
Accessibility: Access is via Francis Road, a minor arterial, with a pavement width of 23 feet within a right-of-way width of 50 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/forestry/vacant
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: N/A
Neighborhood Context: This area is largely a mix of single family residential and multi-family residential.

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

Street: 1200 Francis Rd.
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-2 (Single-Family Residential Neighborhood) / HP (Hillside Protection)
Previous Requests:
Extension of Zone: No
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:

Liz Albertson

Staff Recomm. (Abbr.):

Approve RN-2 (Single-Family Residential Neighborhood) zoning because it is consistent with surrounding development and the Northwest County Sector Plan.

Staff Recomm. (Full):

Comments:

REZONING REQUIREMENTS FROM ZONING ORDINANCES (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/COUNTY GENERALLY:

1. The population of Knox County continues to grow and additional opportunities for housing are needed.
2. Additional opportunities to accommodate residential development are warranted in areas where infrastructure and adjacent compatible zoning is located.

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

1. The RN-2 Single-Family Residential Neighborhood Zoning District is intended to accommodate low density single-family residential development on relatively small lots with smaller setbacks within the City of Knoxville. Two-family dwellings may also be allowed by special use approval. Limited nonresidential uses that are compatible with the character of the district may also be permitted.
2. The existing infrastructure in this area includes roads and utilities that may support increased residential development at this location.

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 adjacent zone districts are primarily a mix of single family residential and general residential zoning accomodating a variety of types of housing.
2. This rezoning should not have any adverse effects.

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 is consistent with the sector plan.
2. The proposed amendment does not appear to be in conflict with any other adopted plans.

Action:

Approved

Meeting Date: 10/8/2020

Details of Action:

Summary of Action:

Approve RN-2 (Single-Family Residential Neighborhood) zoning because it is consistent with surrounding development and the Northwest County Sector Plan.

Date of Approval:

10/8/2020

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: 11/3/2020

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Withdrawn

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: