

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 10-P-19-RZ                      **Related File Number:**  
**Application Filed:** 8/26/2019              **Date of Revision:**  
**Applicant:** SENTINEL BUILDERS

## PROPERTY INFORMATION

**General Location:** South side of Keck Road, southeast of Callahan Drive  
**Other Parcel Info.:**  
**Tax ID Number:** 68 H A 010 (PART OF)                      **Jurisdiction:** City  
**Size of Tract:** 0.95 acres  
**Accessibility:** Access is via Keck Road, a local street with a pavement width of 17 feet within a right-of-way width of 45 feet.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant  
**Surrounding Land Use:**  
**Proposed Use:** Unknown.                      **Density:**  
**Sector Plan:** Northwest City              **Sector Plan Designation:** MU-SD NWC-1  
**Growth Policy Plan:** Urban Growth Area  
**Neighborhood Context:** The surrounding area is a mix of single family residential, office and commercial, however, the area is adjacent to a commercially zoned area along the commercially zoned area adjacent to Callahan Drive.

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

**Street:** 0 Keck Road  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** C-6 (General Commercial Park)  
**Former Zoning:**  
**Requested Zoning:** R-2 (General Residential)  
**Previous Requests:**  
**Extension of Zone:** No, however, it is adjacent to RA (Low Density Residential) zoning in the county.  
**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 R-2 (General Residential) zoning.

Staff Recomm. (Full):

Staff recommends approval of the R-2 zoning because it is compatible with the sector plan designation of MU-SD NWC-1, which allows consideration of Medium Density Residential.

Comments:

REZONING REQUIREMENT 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. Population continues to increase in the North City Sector.
2. A range of housing options including medium density residential are needed.

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

1.The R-2 zone district is intended to provide for medium population density. Uses of land may range from houses to low density multi-dwelling structures and developments. Certain uses which are more compatible functionally with intensive residential uses than with commercial uses are permitted. The recreational, religious, educational facilities, and other related uses in keeping with the residential character of the district may be permitted on review by the planning commission. Internal stability, attractiveness, order and efficiency are encouraged by providing for adequate light, air, and usable open space for dwellings and related facilities, and through consideration of the proper functional relationship to each use permitted in this district.

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 R-2 zoning at this location will not cause any direct or indirect 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 FACILITY PLAN, AND OTHERS:

1. This request is consistent with the sector plan designation of MU-SD NWC-1, which allows consideration of Medium Density Residential uses.
2. This area is within the City of Knoxville on the Growth Policy Plan.
3. This rezoning is consistent with all other adopted plans.

Action:

Approved

Meeting Date: 10/10/2019

Details of Action:

Summary of Action:

Approve R-2 (General Residential) zoning.

Date of Approval:

10/10/2019

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: 11/5/2019

Date of Legislative Action, Second Reading: 11/19/2019

Ordinance Number:

Other Ordinance Number References: O-160-2019

**Disposition of Case:**       Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

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

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**