

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 10-P-24-RZ **Related File Number:** 10-C-24-PA
Application Filed: 8/21/2024 **Date of Revision:**
Applicant: HEYOH DESIGN & DEVELOPMENT

PROPERTY INFORMATION

General Location: East of Riverside Rd between Brooks Ave and Delrose Dr
Other Parcel Info.:
Tax ID Number: 83 P A 009 **Jurisdiction:** City
Size of Tract: 2.31 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential
Surrounding Land Use:
Proposed Use: **Density:**
Planning Sector: East City **Plan Designation:** LDR (Low Density Residential), HP (Hillside Ridgetop Protection)
Growth Policy Plan: N/A
Neighborhood Context:

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

Street: 1524 RIVERSIDE RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)
Former Zoning:
Requested Zoning: RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), HP (Hillside Ridgetop Protection)
Requested Plan Category: MDR (Medium Density Residential)

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 supported by residential amenities in the area.

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. There have not been significant changes to the residential development of the area immediately surrounding the subject property, which is comprised of large, forested single-family lots along the narrow local street of Riverside Road. However, the property's location is well-suited for a modest increase in residential intensity to the requested RN-2 (Single-Family Residential Neighborhood) district, considering the residential amenities in the area.

2. The property is walking distance from Sarah Moore Greene Magnet Elementary School, and it is near the recreational amenities of the Knoxville Botanical Gardens & Arboretum and the public Williams Creek Golf Course. It is also a short driving distance from downtown Knoxville and employment hubs in that area.

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 with smaller setbacks than the RN-1 (Single-Family Residential Neighborhood) district. Duplexes may also be permitted with special use approval by the Planning Commission.

2. The subject property's surrounding context of single-family residential development is consistent with the permitted uses and intent of RN-2 zoning.

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. Residential development more intensive than the single-family pattern that exists would be reviewed in a public forum through the special use process.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE KNOXVILLE-KNOX COUNTY GENERAL PLAN AND ITS COMPONENT PARTS, INCLUDING ADOPTED SECTOR PLANS, CORRIDOR PLANS, AND RELATED DOCUMENTS:

1. The RN-2 district is consistent with the LDR (Low Density Residential) land use classification in the One Year Plan and the East City Sector Plan.

2. The proposed rezoning is not in conflict with the General Plan or any other adopted plans for the area.

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. The subject property is walking distance from a KAT bus stop in front of Sarah Greene Elementary School, where there are sidewalks along Brooks Avenue.

2. This is an urbanized area with adequate utility infrastructure to support more residential development.

Action:

Approved

Meeting Date:

10/3/2024

Details of Action:

Summary of Action:

Approve the RN-2 (Single-Family Residential Neighborhood) district because it is compatible with surrounding development and supported by residential amenities in the area.

Date of Approval:

10/3/2024

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:

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Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knoxville City Council

Date of Legislative Action:

11/12/2024

Date of Legislative Action, Second Reading:

11/26/2024

Ordinance Number:

Other Ordinance Number References:

O-141-2025

Disposition of Case:

Approved

Disposition of Case, Second Reading:

Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: