

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 10-Q-21-RZ

Related File Number:

Application Filed: 8/30/2021

Date of Revision:

Applicant: T DEAN LARUE

PROPERTY INFORMATION

General Location: North side of Pinner Drive, west side of Morrell Road

Other Parcel Info.:

Tax ID Number: 133 C D 023

Jurisdiction: City

Size of Tract: 25256 square feet

Accessibility: This property is located on the corner of Morrell Rd, a minor arterial road with 30-ft of pavement width within a 50-ft right-of-way, and Pinner Dr, a local road with 17-ft of pavement width within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single-family residential

Surrounding Land Use:

Proposed Use:

Density:

Sector Plan: West City

Sector Plan Designation: LDR (Low Density Residential)

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

Neighborhood Context: This property is located in a residential neighborhood made up of primarily single-family dwellings with some two-family dwellings located to the west. Rocky Hill Elementary School is located directly across the street on Morrell Road and Rocky Hill Ballfield is located approximately 1000-ft to the south-west.

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

Street: 7700 Pinner 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

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: Levan King Cranston

Staff Recomm. (Abbr.): Withdraw at the request of the applicant.

Staff Recomm. (Full):

Comments: PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E.3, SUBSECTIONS 1-3, 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. This proposed rezoning helps meet the demand for housing in areas well served by infrastructure, schools, and other services.

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

1. The RN-2 (Single-family Residential Neighborhood) District is intended to accommodate low density single-family residential development on relatively small lots with smaller setbacks. Two-family dwellings may also be allowed by special use approval.

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 proposed re-zoning to RN-2 is not anticipated to adversely affect adjacent properties since the area is predominantly residential in character.

2. The allowable density and lot size of RN-2 is compatible with other residential development in the area. Some smaller lot residential development has occurred nearby to the west under RN-2 and RA zoning.

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 West City Sector Plan designates this parcel as LDR (Low Density Residential) land use classification which is supportive of RN-2 zoning.

Action: Withdrawn

Meeting Date: 11/10/2021

Details of Action:

Summary of Action: Withdraw at the request of the applicant.

Date of Approval:

Date of Denial:

Postponements: 10/14/2021

Date of Withdrawal: 11/10/2021

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: