

# CASE SUMMARY

**APPLICATION TYPE: REZONING**



**File Number:** 10-Q-22-RZ

**Related File Number:** 10-H-22-PA

**Application Filed:** 8/24/2022

**Date of Revision:**

**Applicant:** RYAN LYNCH

## PROPERTY INFORMATION

**General Location:** North side of Garden Dr, east of Rosebay Rd

**Other Parcel Info.:**

**Tax ID Number:** 48 M H 022

**Jurisdiction:** City

**Size of Tract:** 1.17 acres

**Accessibility:**

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Single Family Residential

**Surrounding Land Use:**

**Proposed Use:**

**Density:**

**Sector Plan:** North City

**Sector Plan Designation:** LDR (Low Density Residential), HP (Hillside Protec

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

**Neighborhood Context:**

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

**Street:** 3411 GARDEN DR

**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-4 (General 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 Protection)

**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 RN-3 (General Residential Neighborhood) and HP (Hillside Protection Overlay) zoning because it is more consistent with surrounding development.

Staff Recomm. (Full):

Comments: PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.3, 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. The broader neighborhood is characterized by a wide range of residential zones and housing types. The recommended RN-3 zoning would provide an appropriate transition from adjacent RN-4 zoning to the north and west and RN-1 zoning to the south and east.

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

1. The proposed RN-4 district permits residential densities up to low-rise multifamily dwellings. The recommended RN-3 zoning district accommodates one and two-family homes, with townhomes permitted by special use approval. The intent of RN-3 zoning is more consistent with the character of residential properties along Garden Dr.

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 RN-4 zoning on this 1.17-acre lot would permit by right multifamily development that could conflict with the low density appearance of most dwellings along Garden Dr. RN-3 zoning would require a review of higher density development by the Planning Commission to ensure plans are in harmony with the surrounding area.

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-3 zoning is consistent with the North City Sector Plan and the One Year Plan as amended.  
2. Rezoning to RN-3 is not in conflict with the General Plan or any other adopted plans.

Action: Approved as Modified

Meeting Date: 10/6/2022

Details of Action: Approve RN-4 (General Residential Neighborhood) and HP (Hillside Protection Overlay) zoning.

Summary of Action: Approve RN-4 (General Residential Neighborhood) and HP (Hillside Protection Overlay) zoning.

Date of Approval: 10/6/2022

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: 11/1/2022

Date of Legislative Action, Second Reading: 11/15/2022

Ordinance Number:

Other Ordinance Number References: O-146-2022

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: