

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 10-R-21-RZ **Related File Number:**
Application Filed: 8/31/2021 **Date of Revision:**
Applicant: HUBER PROPERTIES, LLC (REVISED)

PROPERTY INFORMATION

General Location: East side of Helmbolt Road, west side of Francis Road, south of Amherst Road
Other Parcel Info.:
Tax ID Number: 106 C A 02301, 00401, 004 & 001 **Jurisdiction:** City
Size of Tract: 16.6 acres
Accessibility: Access is via Helmbolt Rd, a minor arterial with a 20-ft pavement width within a 60-ft right-of-way.
Access is also via Francis Rd, a local street with a 20-ft pavement width within a 40-ft right-of-way.
Access is also via the terminus of Old Amherst Rd, a local street with a 20-ft pavement width within a 160-ft right-of-way shared with an adjacent rail line and Amherst Rd.

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 (within City Limits)
Neighborhood Context: This area is comprised of detached single family homes on independent lots and in residential subdivisions on small to medium-sized lots.

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

Street: 1817 & 0 Francis Road, 0 Old Amherst Road & 0 Helmbolt Road
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: AG (Agricultural)
Former Zoning:
Requested Zoning: RN-2 (Single-Family Residential Neighborhood)
Previous Requests:
Extension of Zone: No
History of Zoning: Original rezoning request of 10-R-21-RZ was RN-5. The request was tabled and then revised

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:

Jessie Hillman

Staff Recomm. (Abbr.):

Approve RN-2 (Single-Family Residential Neighborhood) zoning because it is consistent with the sector plan and 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 subject property is located in the Amherst-Helmbolt Community, which has seen a significant amount of residential infill on properties that were formerly zoned for agricultural or industrial uses. The proposed rezoning from AG (Agricultural) to RN-2 (Single-Family Residential Neighborhood) is consistent with development trends and rezonings in the area.

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

1. The RN-2 zoning district is intended for low density single-family residential development on relatively small lots.
2. RN-2 zoning is consistent with the LDR (Low Density Residential) land use designation of this property and the broader region. There are two RN-2-zoned subdivisions in close proximity to the northeast and southwest of the subject property.

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. The property has access to a minor arterial street and two local streets. It is noteworthy that these streets are narrow, with approximately 20-ft pavement widths. However, having three access points provides opportunity to distribute and direct new residential traffic more efficiently to mitigate potential congestion. Any development will be reviewed by City Engineering to confirm safe access and traffic flow.
2. Stormwater management for any development plan at this location will also be reviewed by City Engineering to ensure adjacent and downstream properties are protected from undue runoff.
3. The parcel is currently forested, but a 1996 aerial map shows that it was predominantly cleared at that time, seemingly for agricultural purposes. A development proposal would be subject to the tree protection standards delineated in Chapter 14 of the Code of Ordinances.

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 rezoning to RN-2 aligns with policy 8.1 of the General Plan, which promotes infill housing on vacant lots that is compatible with the scale and layout of neighboring residences.
2. The RN-2 zoning district is consistent with the Northwest County Sector Plan's LDR classification.
3. The requested zoning district at this location is not in conflict with any other adopted plans.

Action:

Approved

Meeting Date: 2/9/2023

Details of Action:

Summary of Action: Approve RN-2 (Single-Family Residential Neighborhood) zoning because it is consistent with the sector plan and surrounding development.

Date of Approval: 2/9/2023 **Date of Denial:** **Postponements:** 10/14/2021, 11/10/2021

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 3/21/2023

Date of Legislative Action, Second Reading: 4/4/2023

Ordinance Number:

Other Ordinance Number References: O-56-2023

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: