# **CASE SUMMARY** APPLICATION TYPE: REZONING



File Number:11-D-23-RZRelated File Number:Application Filed:9/22/2023Date of Revision:Applicant:NORTHSHORE CONSTRUCTION, INC.

# PROPERTY INFORMATION

General Location: North side of Lonas Dr, south side of Kim Watt Dr, east of Pawnee Rd

**Other Parcel Info.:** 

Tax ID Number:107 C B 035Jurisdiction:CitySize of Tract:1.81 acresAccessibility:Access is via Lonas Drive, a major collector with a pavement width of approximately 19 ft within a right-of-way that varies from 40 ft to 56 ft. Kim Watt Drive, a local street with a 20-ft pavement width within 38-ft of right-of-way, is located on the north side of the property.

# GENERAL LAND USE INFORMATION

Existing Land Use:	Single family residential		
Surrounding Land Use:			
Proposed Use:		Density:	
Sector Plan:	Northwest City	Sector Plan Designation: LDR (Low Density Residential)	
Growth Policy Plan:	N/A (Within City Limits)		
Neighborhood Context:	The subject property is located within the Lonas Drive Community Association, which is primarily consisted of single family residences with a few multifamily developments mixed in. A corridor of offices and commercial uses along Papermill Dr is located approximately 1000 ft south of the subject		

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

4501 LONAS DR

property.

Street:

Proposed Street Name:

**Department-Utility Report:** 

Reason:

Location:

#### 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:	Yes, it is a minor extension.	
History of Zoning:	None noted.	

### PLAN INFORMATION (where applicable)

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:	Samiul Haque				
Staff Recomm. (Abbr.):	Approve the RN-2 (Single-Family Residential Neighborhood) district because it is consistent with t sector plan and surrounding development.				
Staff Recomm. (Full):					
Comments:	PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, ALL OF T FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS:				
	<ul> <li>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:</li> <li>1. There have not been any recent substantial changes in the area. However, the Planning Commission approved a similar rezoning request for the adjacent property to the east (7-V-23-RZ) and the proposed rezoning will be a minor extension of the district.</li> <li>2. In 1949, this lot was located in the middle of a minor subdivision of three lots. Since then, the two adjacent lots have been subdivided into six smaller lots highlighting the constant need for small scale</li> </ul>				
	<ul> <li>housing. This proposal will provide an opportunity to meet this need.</li> <li>THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE: <ol> <li>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 within the City of Knoxville.</li> <li>There is a mix of single family and multifamily residential uses along Jonas Dr, within 1000 ft of the subject property (on properties zoned RN-1 through RN-3, RN-6, and C-N). Furthermore, some of the existing nearby lots zoned RN-1 have smaller lot size and shorter setbacks that align with the dimensional standards of the RN-2 district. The proposed RN-2 district will be consistent with the surrounding area and meet the intent of the zoning ordinance.</li> </ol> </li> </ul>				
	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 proposed amendment is not expected to adversely impact the surrounding area, which comprises a mix of residential zoning districts and uses, as mentioned above.				
	<ul> <li>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:</li> <li>1. The proposed zoning is permitted in the LDR (Low Density Residential) land use classification in the Northwest City Sector Plan and the One Year Plan.</li> <li>2. The proposed rezoning is consistent with the General Plan's Development Policy 8.1, which encourages growth in the existing urban area through infill housing opportunities.</li> </ul>				
Action:	Approved Meeting Date: 11/9/2023				
Details of Action:					
Summary of Action:	Approve the RN-2 (Single-Family Residential Neighborhood) district because it is consistent with the sector plan and surrounding development.				

Date of Approval:	11/9/2023	Date of Denial:	Postponements:					
Date of Withdrawal:		Withdrawn prior to publication?:  Action Appealed?:						
LEGISLATIVE ACTION AND DISPOSITION								
Legislative Body:	Knoxville City Coun	cil						
Date of Legislative Action:	12/12/2023	Date of Legislativ	ve Action, Second Readin	<b>g:</b> 1/9/2024				
Ordinance Number:		Other Ordinance	Number References:	O-4-2024				
Disposition of Case:	Approved	Disposition of Ca	ase, Second Reading:	Approved				
If "Other":		If "Other":						
Amendments:		Amendments:						

Effective Date of Ordinance:

Date of Legislative Appeal: