

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 11-E-23-RZ                      **Related File Number:**  
**Application Filed:** 9/22/2023              **Date of Revision:**  
**Applicant:** SERGIO ALMENDARO

## PROPERTY INFORMATION

**General Location:** North side of Chasity Way, south of Robinson Rd, east of Belle Terra Rd  
**Other Parcel Info.:**  
**Tax ID Number:** 106 A A 005.02                      **Jurisdiction:** City  
**Size of Tract:** 0.94 acres  
**Accessibility:** Access is via an easement through two parcels off of Robinson Road, which is a minor collector with a pavement width of 20 ft 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:** Northwest County              **Sector Plan Designation:** LDR (Low Density Residential)  
**Growth Policy Plan:** N/A (Within City Limits)  
**Neighborhood Context:** This property is in a residential area comprising large to medium sized single-family lots and multifamily subdivisions.

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

**Street:** 2414 ROBINSON RD  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** AG (General Agricultural)  
**Former Zoning:**  
**Requested Zoning:** RN-1 (Single-Family Residential Neighborhood)  
**Previous Requests:**  
**Extension of Zone:** No, this is not an extension.  
**History of Zoning:** In 1992, this property was included in a large area that annexed into the City. Upon annexation, this property was redesignated as the A-1 (General Agricultural) district. [1-D-92-RZ]

## PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential)

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-1 (Single-Family Residential Neighborhood) district 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.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. Since the 1990s, several forestry/vacant lands in the area have been transformed into multifamily subdivisions. Most of these properties were zoned as RP-1 (Planned Residential) until the adoption of the current zoning ordinance in 2020, when they were assigned the RN-3 and RN-5 zoning districts. The proposed amendment to the RN-1 district is compatible with the changing pattern and development in this area.

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

1. The subject property has been used as a single-family residence for at least the last 25 years and it aligns more with the intent of the proposed RN-1 district. The RN-1 district is intended to accommodate traditional low density residential neighborhoods in the City of Knoxville, exhibiting a predominant development pattern of single-family homes on relatively large lots and with generous setbacks. The current AG district is intended to permit lands best suited for agriculture to be used for agriculture purposes.
2. The subject property is 137 ft wide and 0.94 acres in size, which does not meet the AG district's minimum lot width requirement of 200 ft and minimum lot size requirement of 5 acres. Rezoning to the RN-1 district will eliminate the non-conformity of this lot.

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 is a mix of single family and multifamily dwellings in this neighborhood on properties zoned AG, RN-1, RN-2, RN-3, and RN-5. The proposed amendment is not expected to adversely impact the surrounding area.
2. The proposed RN-1 district will work as a buffer between the AG zoned properties to the north and RN-3 zoned multifamily development to the south.

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 zoning is permitted in the LDR (Low Density Residential) land use classification in the Northwest County Sector Plan and the One Year Plan.
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.

Action:

Approved

Meeting Date: 11/9/2023

Details of Action:

Summary of Action:

Approve the RN-1 (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 Council

**Date of Legislative Action:** 12/12/2023

**Date of Legislative Action, Second Reading:** 1/9/2024

**Ordinance Number:**

**Other Ordinance Number References:** O-5-2024

**Disposition of Case:** Approved

**Disposition of Case, Second Reading:** Approved

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**