

# CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 11-F-19-RZ

Related File Number:

Application Filed: 9/27/2019

Date of Revision:

Applicant: T. DEAN LARUE

## PROPERTY INFORMATION

**General Location:** South side of Robinson Road at Tori Road, east of Country Hill Lane.

**Other Parcel Info.:**

**Tax ID Number:** 106 A A 00302

**Jurisdiction:** City

**Size of Tract:** 1.79 acres

**Accessibility:** Access is via Robinson Road, a minor collector with a pavement width of 20 feet, within a right of way of 60 feet.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** SFR (Vacant)

**Surrounding Land Use:**

**Proposed Use:** Residential

**Density:**

**Sector Plan:** Northwest County      **Sector Plan Designation:** LDR (Low Density Residential)

**Growth Policy Plan:** N/A

**Neighborhood Context:** The area is surrounded by a mix of multi-family residential and single family residential.

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

**Street:** 2350 Robinson Rd.

**Location:**

**Proposed Street Name:**

**Department-Utility Report:**

**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** A-1 (Agricultural) / RP-1 (Planned Residential) / R-1 (Low Density Residential)

**Former Zoning:**

**Requested Zoning:** RP-1 (Planned Residential)

**Previous Requests:**

**Extension of Zone:** Yes, RP-1 zoning abuts the property to the south, west and north.

**History of Zoning:** 1-D-92-RZ: Property annexed in 1992 and went from RA and A to R-1 and A-1.

## 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:

Liz Albertson

Staff Recomm. (Abbr.):

Approve RN-2 (Single-Family Residential Neighborhood Zoning District) zone district. (Applicant request RP-1 (Planned Residential)).

Staff Recomm. (Full):

Staff recommends approval of RN-2 (Single-Family Residential Neighborhood Zoning District) zone district, which is effective January 1, 2020. The sector plan and one year plan designates this area as LDR, which allows consideration of RN-2. RN-2 is the highest intensity residential zone district comparable zone in the new code that can be considered under the LDR sector plan designation. The area is also surrounded primarily by residential uses.

Comments:

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

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 Northwest County Sector is the fastest growing part of Knox County.
2. This area has mostly transitioned from larger lot agricultural zoned areas to zones for low to medium density residential development.

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

1. The RN-2 Single-Family Residential Neighborhood Zoning District is intended to accommodate low density single-family residential development on relatively small lots with smaller setbacks within the City of Knoxville. Two-family dwellings may also be allowed by special use approval. Limited nonresidential uses that are compatible with the character of the district may also be permitted.

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 staff recommended RN-2 will not adversely affect, directly nor indirectly, this area nor any other part of the county.

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. This recommended zone is consistent with the sector plan designation of LDR for this property.
2. This zone is not in conflict with any other adopted plans.

Action:

Approved

Meeting Date: 11/14/2019

Details of Action:

Summary of Action:

Approve RN-2 (Single-Family Residential Neighborhood Zoning District) zone district. (Applicant request RP-1 (Planned Residential)).

Date of Approval:

11/14/2019

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: 12/17/2019

Date of Legislative Action, Second Reading: 1/28/2020

Ordinance Number:

Other Ordinance Number References:

O-8-2020

**Disposition of Case:**       Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

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

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**