

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 11-G-21-RZ **Related File Number:**
Application Filed: 9/28/2021 **Date of Revision:**
Applicant: HL CONTAINER I LLC (KRISTI DUNLAP)

PROPERTY INFORMATION

General Location: South side of Buffat Mill Road, east of Prosser Road
Other Parcel Info.:
Tax ID Number: 70 F F 00901 **Jurisdiction:** City
Size of Tract: 4.51 acres
Accessibility: Access is via Fountain Park Boulevard, a local road with 15-ft of pavement width within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/forestry/vacant
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: East City **Sector Plan Designation:** LDR (Low Density Residential) & HP (Hillside Prot
Growth Policy Plan:
Neighborhood Context: This property is located in an area that is predominantly residential in character on small and medium sized lots.

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

Street: 3600 Buffat Mill Rd.
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-2 (Single-Family Residential Neighborhood) & HP (Hillside Protection Overlay)
Previous Requests:
Extension of Zone: No
History of Zoning: None noted

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.):

Deny RN-2 (Single-family Residential Neighborhood) zoning because the dimensional standards are not compatible with the existing development in the area.

Staff Recomm. (Full):

Comments:

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.3, SUBSECTIONS 1-3:

THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (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. This proposed rezoning helps meet the demand for housing in areas accessible to new employment opportunities expected from the redevelopment of the former Knoxville Center Mall.

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

1. The RN-2 zone is intended to accommodate low density single-family residential development on relatively small lots with smaller setbacks. Two-family dwellings may also be allowed by special use approval.

2. However, the existing RN-1 zoning will also permit additional residential density in this area while remaining more in character with its surroundings. The RN-1 zone permits lot sizes of 10,000 sq. ft, and lot widths of 75-ft, while lot sizes in the surrounding neighborhood range from 20,000 sq. ft. to 16,000 sq. ft. and lot widths average 100-ft.

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. There are no other RN-2 zoned properties in the area; the minimum lot size of RN-1 is 10,000-sf, whereas the minimum lot size of RN-2 is 5,000-sf. The existing RN-1 zoning is more in character with the lot sizes and lot widths of the surrounding neighborhood.

2. Fountain Park Boulevard does not have sidewalks and is steep resulting in poor vehicle visibility. Rezoning this property to RN-2 will increase the volume of vehicles and may create hazardous conditions on this length of road.

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 East City Sector Plan designates this parcel as LDR (Low-Density Residential) land use classification which allows consideration of RN-2 zoning.

2. The City of Knoxville Sidewalk Study does not identify Fountain Park Boulevard as a road that will undergo sidewalk improvements in the future.

Action:

Denied

Meeting Date: 11/10/2021

Details of Action:

Summary of Action:

Deny RN-2 (Single-family Residential Neighborhood) zoning because the dimensional standards are not compatible with the existing development in the area.

Date of Approval:

Date of Denial: 11/10/2021

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: