

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 11-L-24-RZ Related File Number:
Application Filed: 9/27/2024 Date of Revision:
Applicant: OOST PROPERTIES, LLC

PROPERTY INFORMATION

General Location: North side of Vance Rd, east of Lee Rd
Other Parcel Info.:
Tax ID Number: 92 N B 013 Jurisdiction: City
Size of Tract: 0.76 acres
Accessibility: Access is via Vance Road, an unstriped local street with a pavement width of 17 ft within a 40-42 ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Density:
Planning Sector: Northwest County Plan Designation: LDR (Low Density Residential), HP (Hillside Ridgetop Protection)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: The surrounding area features single family homes on both small (<0.25 ac) and large (1+ ac) lots. There are some single family subdivisions to the north of the subject property.

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

Street: 6521 VANCE 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, this is not an extension.
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), HP (Hillside Ridgetop Protection)
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:

Kelsey Bousquet

Staff Recomm. (Abbr.):

Deny the RN-2 (Single-Family Residential Neighborhood) district because it is inconsistent with the surrounding development. The HP (Hillside Protection Overlay) would be retained.

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 IS NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY GENERALLY

1. Residential development within a half-mile radius has mostly been limited to the sporadic construction of single-family dwellings. One 48-unit detached residential subdivision is underway 0.44 miles northwest of the property in unincorporated Knox County. Outside of this development, the surrounding communities were established in the 1980s and have remained largely unchanged.

THE PROPOSED AMENDMENT IS CONSISTENT WITH THE INTENT AND PURPOSES OF THIS CODE.

1. 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. Though the RN-2 district is generally compatible with less dense residential areas, development around the subject property consists primarily of lots with lot sizes ranging from 8,000 sq ft to over half an acre.

2. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses. The RN-2 district permits the same uses as the RN-1 (Single-Family Residential Neighborhood) district.

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. As previously mentioned, the allowable uses between the RN-1 and RN-2 districts are the same, but there are significant differences in dimensional standards between the RN-1 and RN-2 districts. For example, rezoning from RN-1 to RN-2 would reduce the minimum lot size for a single-family home from 10,000 sq ft to 5,000 sq ft. The subject property is 33,105 sq ft in size. Based on the minimum lot area alone, the subject property could yield three single-family homes in the RN-1 district or six single-family homes in the RN-2 district, which could lead to development that is out of character with the surrounding neighborhood.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE KNOXVILLE-KNOX COUNTY GENERAL PLAN AND ITS COMPONENT PARTS, INCLUDING ADOPTED SECTOR PLANS, CORRIDOR PLANS, AND RELATED DOCUMENTS.

1. The subject property is designated LDR (Low Density Residential) under the City's One Year Plan and Northwest County Sector Plan. The LDR land use type allows consideration of the RN-2 district.

2. The proposed rezoning does not support the General Plan's Development Policy 9.3, to ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities. The subject property is located in the middle of a residential block consisting solely of the RN-1 zoning district, with properties ranging in lot sizes from 8,000 sq ft to over half an acre. The lot sizes permitted by the RN-2 district could lead to development that is out of character with the surrounding neighborhood.

WHETHER ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, STORM SEWERS, AND WATER LINES, OR ARE REASONABLY CAPABLE OF BEING PROVIDED PRIOR

TO THE DEVELOPMENT OF THE SUBJECT PROPERTY IF THE AMENDMENT WERE ADOPTED.
1. Access to the property is from Vance Road, an unstriped local street with a pavement width of 17 ft that may require improvements. The need for road improvements would be determined during the permitting phase.
2. The subject property is served by the Knoxville Utilities Board (KUB) for water and sewer services.
3. The property does not have nearby access to sidewalks, public transit, parks, or commercial amenities to support a rezoning of this site.

Action: Denied **Meeting Date:** 11/14/2024

Details of Action:

Summary of Action: Deny the RN-2 (Single-Family Residential Neighborhood) district because it is inconsistent with the surrounding development. The HP (Hillside Protection Overlay) would be retained.

Date of Approval: **Date of Denial:** 11/14/2024 **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** ☐ **Action Appealed?:** 11/18/2024

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 12/10/2024

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Approve RN-2 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay)

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 1/7/2025

Other Ordinance Number References: O-7-2025

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Approve RN-2 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay)

Effective Date of Ordinance: