

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 12-B-21-RZ **Related File Number:**
Application Filed: 10/11/2021 **Date of Revision:**
Applicant: BENCHMARK ASSOCIATES, INC.

PROPERTY INFORMATION

General Location: North of Valley Drive and south of Spring Drive
Other Parcel Info.:
Tax ID Number: 123 H G 006.00 **Jurisdiction:** City
Size of Tract: 0.38 acres
Accessibility: This property is a double fronting lot with access via Valley Dr, a local road with 20-ft of pavement width within a 42-ft right-of-way, and Spring Dr, a local road with 26-ft of pavement width within a 40-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single-family residential
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: South City **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan:
Neighborhood Context: This property is located in an area that is predominantly residential in character with small and medium sized lots.

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

Street: 923 Valley Dr.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

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, RN-2 zoning is located adjacent to the west
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: Levan King Cranston

Staff Recomm. (Abbr.): Approve RN-2 (Single-family Residential Neighborhood) zoning because it is a minor extension and is compatible with existing development.

Staff Recomm. (Full):

Comments: PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E.3, SUBSECTIONS 1-3, 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. This area primarily consists of single-family residential dwellings on small lots with some larger, more steeply sloped properties located nearby. Rezoning to RN-2 will increase the development potential of this property and is consistent with the development pattern of properties to the west.

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

1. The RN-2 (Single-family Residential Neighborhood) zone is intended to accommodate low density single-family residential development on relatively small lots with smaller setbacks.

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. This proposed amendment is not anticipated to cause any adverse effects because this proposal is an extension of existing RN-2 zoning located to the west of the property.
2. Lots in this area range in size from 0.14 acres to 0.40 acres in the RN-2 zone, and 0.25 acres to 0.7 acres in the RN-1 zone. It is not anticipated that this amendment will cause any adverse effects because the dimensional standards of the RN-2 zone are consistent with the existing lot sizes in this residential development.

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 South City Sector Plan designates this parcel as LDR (Low Density Residential) classification which supports RN-2 zoning.

Action: Approved

Meeting Date: 12/9/2021

Details of Action:

Summary of Action: Approve RN-2 (Single-family Residential Neighborhood) zoning because it is a minor extension and is compatible with existing development.

Date of Approval: 12/9/2021

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: 1/11/2022

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 1/25/2022

Other Ordinance Number References: O-13-2022

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: