

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 12-B-22-RZ

Related File Number:

Application Filed: 10/11/2022

Date of Revision:

Applicant: RICH DADS, INC.

PROPERTY INFORMATION

General Location: Northwest side of Metler Dr, north of Clinton Hwy

Other Parcel Info.:

Tax ID Number: 68 J B 023

Jurisdiction: City

Size of Tract: 0.98 acres

Accessibility: Access is via Metler Drive, a local street with a 20-ft pavement width 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 City

Sector Plan Designation: LDR/HP

Growth Policy Plan: N/A

Neighborhood Context: This area is comprised of single family detached homes to the north and commercial properties and a small mobile home park towards Clinton Hwy to the south.

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

Street: 901 METLER DR

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: Yes

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:

Jessie Hillman

Staff Recomm. (Abbr.):

Approve RN-2 (Single-Family Residential Neighborhood) zoning and HP (Hillside Protection Overlay) because it is consistent with the sector plan and surrounding development.

Staff Recomm. (Full):

Comments:

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.3, 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. The subject property borders a C-H-1 (Highway Commercial) node to the south and an RN-1 (Single-Family Residential Neighborhood) district to the north. The property adjoins RN-2 (Single-Family Residential Neighborhood) zoning along the rear property line.
- 2. Considering the subject property's location between land use intensities and its proximity to RN-2 zoning, the proposed RN-2 district is appropriate here.

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

- 1. The RN-2 zoning district is intended to accommodate low density residential development on relatively small lots with smaller setbacks. Duplexes and limited nonresidential uses that are compatible with the character of the district may be permitted by right or by special use approval.
- 2. The subject property meets the RN-2 dimensional standards, and permitted uses would not change from its current RN-1 zoning district.

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 adverse impacts anticipated with the proposed rezoning.
- 2. The subject property is adjacent to a small mobile home park to the south and a single family residence to the north. The changes in dimensional standard flexibility with RN-2 zoning would permit development that is a transition between these land use intensities.
- 3. Approximately one-third of the parcel is within the Hillside Protection (HP) area, which regulates clearing and grading to mitigate potential stormwater and erosion issues. The recommended disturbance budget within the HP area is 8,257 square feet.

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 RN-2 zoning district is consistent with the LDR (Low Density Residential) classification in the Northwest City Sector Plan.
- 2. RN-2 zoning is not in conflict with any other adopted plans.

Action:

Approved

Meeting Date: 12/8/2022

Details of Action:

Summary of Action:

Approve RN-2 (Single-Family Residential Neighborhood) zoning and HP (Hillside Protection Overlay) because it is consistent with the sector plan and surrounding development.

Date of Approval:

12/8/2022

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: 1/10/2023

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 1/24/2023

Other Ordinance Number References: O-26-2023

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: