CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 12-C-21-RZ Related File Number:

Application Filed: 10/11/2021 Date of Revision:

Applicant: BENCHMARK ASSOCIATES, INC.

PROPERTY INFORMATION

General Location: West of Cox Street and north of Knott Avenue

Other Parcel Info.:

Tax ID Number: 107 D A 010.00 Jurisdiction: City

Size of Tract: 0.78 acres

Access is provided via Cox St, a local road with 20-ft of pavement width within 35-ft of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single-family residential

Surrounding Land Use:

Proposed Use: Density:

Sector Plan: Central City Sector Plan Designation: TDR (Traditional Neighborhood Residential) & SP (

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This property is located on the perimeter of a residential neighborhood and is adjacent to large parcels

of undeveloped land to the west. I-40/I75 is located approximately 600-ft to the north.

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

Street: 1001 Cox St.

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 is located to the south and east

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

2/3/2022 10:02 AM Page 1 of 3

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 compatible with the

existing zoning and development pattern in the area.

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 is largely built out with a mix of single-family residential and some multi-family located nearby. This proposed rezoning will increase the housing opportunities in an established residential area located near transit service and within walking distance to school.

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

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.

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 property is located in a residential area of the City that is predominantly zoned RN-2. The proposed amendment is consistent with the zoning and development pattern of the area and is not anticipated to cause any adverse effects.
- 2. The Stream Protection area encompasses approximately 0.08 acres of the northwest corner of this property. However, there is adequate space for development on this lot without impacting the protected area.

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 Central 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 compatible with the

existing zoning and development pattern in the area.

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

Ordinance Number: Other Ordinance Number References: O-14-2022

2/3/2022 10:02 AM Page 2 of 3

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

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

2/3/2022 10:02 AM Page 3 of 3