



## 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

**Disposition of Case:**       Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

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

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**