

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 12-D-20-RZ
Application Filed: 10/29/2020
Applicant: RANDY GUIGNARD

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: North side of Greenway Dr., northeast of Josephine Rd.
Other Parcel Info.:
Tax ID Number: 59 P A 003, 00204 & 00203 Jurisdiction: City
Size of Tract: 5.5 acres
Accessibility: Greenway Drive is a major collector with a 19-ft pavement width inside a 40-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family residential and vacant land
Surrounding Land Use:
Proposed Use: Density:
Sector Plan: North City Sector Plan Designation: LDR (Low Density Residential) / HP (Hillside Prote)
Growth Policy Plan: Within City limits
Neighborhood Context: Greenway Drive is bordered by large-lot (1 acre and greater) single family detached residential on the north and by a mix of large and small-lot (down to 1/4 acre) single family residential on the south.

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

Street: 3107 3117, & 3123 Greenway 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) Districts
Former Zoning:
Requested Zoning: RN-2 (Single-Family Residential Neighborhood) / HP (Hillside Protection Overlay) Districts
Previous Requests: N/A
Extension of Zone: No
History of Zoning: None noted for this property

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:

Michelle Portier

Staff Recomm. (Abbr.):

Approve RN-2 (Single Family Residential Neighborhood) / HP (Hillside Protection Overlay) Districts because they are consistent with the North City Sector Plan designation and would not cause adverse impacts.

Staff Recomm. (Full):

Comments:

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY GENERALLY:

1. There is an increased need for small-scale housing. The proposed rezoning would create an opportunity for this need to be met.

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

1. The RN-2 (General Residential Neighborhood) District is intended to accommodate traditional low density residential neighborhoods, exhibiting a predominant development pattern of single-family homes on relatively large lots and with generous setbacks. Two-family dwellings may also be allowed by special use approval. Limited nonresidential uses that are compatible with the character of the district may also be permitted.

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.

3. RN-2 allows similar uses to RN-1, but can result in a higher density due to the smaller minimum lot size. RN-1 has a minimum lot size of 10,000 square feet, while RN-2 allows a 5,000 square foot lot.

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. The property directly across the street was just rezoned to RN-2 in November (Case 10-G-20-RZ). No adverse impacts are anticipated from additional RN-2 zoning in this area.

2. Plans to subdivide this property into multiple smaller lots per the RN-2 zoning could potentially result in multiple access points located close together across this stretch of land. The applicant has stated that his site plan will feature shared driveways and few access points on Greenway Drive. This cannot be a condition for the rezoning, but it is staff's recommendation to require shared driveways or some other mechanism to limit the access points as a condition of site plan approval with the City of Knoxville.

3. When more than 6 lots is created, the development is considered a major subdivision and requires concept plan review by planning staff.

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 North City Sector Plan's current LDR (Low Density Residential) designation supports RN-2 zoning.

Action:

Approved

Meeting Date: 12/10/2020

Details of Action:

Summary of Action:

Approve RN-2 (Single Family Residential Neighborhood) / HP (Hillside Protection Overlay) Districts because they are consistent with the North City Sector Plan designation and would not cause adverse impacts.

Date of Approval: 12/10/2020

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: 1/12/2021

Date of Legislative Action, Second Reading: 1/26/2021

Ordinance Number:

Other Ordinance Number References: O-11-2021

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: