

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 12-F-22-RZ

Related File Number:

Application Filed: 10/19/2022

Date of Revision:

Applicant: TYLER WOLFE

PROPERTY INFORMATION

General Location: East of Foote Mineral Ln, northeast of the Bakertown Rd/Foote Mineral Ln JCT

Other Parcel Info.:

Tax ID Number: 92 066

Jurisdiction: City

Size of Tract: 1.99 acres

Accessibility: Access is via Foote Mineral Lane, a local street with an 18-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 County

Sector Plan Designation: LDR (Low Density Residential)

Growth Policy Plan: N/A (Within City Limits)

Neighborhood Context: This area is comprised of single family detached properties and subdivisions among forested open space. There is a mobile home park nearby to the north.

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

Street: 6310 FOOTE MINERAL LN

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: AG (General Agricultural)

Former Zoning:

Requested Zoning: RN-1 (Single-Family Residential Neighborhood)

Previous Requests:

Extension of Zone: Yes

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

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-1 (Single-Family Residential Neighborhood) zoning 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 is in an area that has seen significant residential development within the past 15 years. The Mineral Springs subdivision to the north was completed in 2007 and the Honey Grove Park subdivision to the east and south was completed in 2010. The proposed rezoning from AG (General Agricultural) to RN-1 (Single-Family Residential Neighborhood) aligns with surrounding conditions and supports ongoing demand for housing options in the City.

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

1. The RN-1 zoning district is intended for low density residential development composed primarily of single family detached homes on relatively large lots with generous setbacks. Duplexes and compatible nonresidential uses may also be permitted.
2. The subject property's size and layout meet the dimensional standards for RN-1, and its proximity to low and medium density residential development make its location suitable for the zoning district's purpose.

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 RN-1 zoning district. The district standards enforce development that would be compatible with the surrounding residential land uses.

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 rezoning is consistent with the Northwest County Sector Plan's LDR (Low Density Residential) land use classification for this area.
2. The RN-1 zoning district at this location is not in conflict with any other adopted plans or policies.

Action: Approved

Meeting Date: 12/8/2022

Details of Action:

Summary of Action: Approve RN-1 (Single-Family Residential Neighborhood) zoning 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-27-2023

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: