

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 12-G-22-RZ **Related File Number:**
Application Filed: 10/21/2022 **Date of Revision:**
Applicant: ANTONIO HUTCHINSON

PROPERTY INFORMATION

General Location: NW of Brooks Ave, southeast of Boyds Bridge Pk
Other Parcel Info.:
Tax ID Number: 82 M B 028 **Jurisdiction:** City
Size of Tract: 16030 square feet
Accessibility: Access is via Brooks Avenue, a minor arterial with a pavement width of 20-ft within a right-of-way width of 60-ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: East City **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: This area is primarily a mix of single family family residential with RN-1 and RN-2 zoning.

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

Street: 2909 BROOKS AVE
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
History of Zoning: None noted.

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:

Liz Albertson

Staff Recomm. (Abbr.):

Approve RN-2 (Single-Family Residential Neighborhood) zoning because it is consistent with the 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. Local data sources and national data trends note an increased demand for a range of housing opportunities. The RN-2 zone allows lot sizes for single-family residential to have a minimum size of 5,000 sq.ft. which will allow the existing houses to be legally subdivided into separate lots.

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 single-family residential development on relatively small lots with smaller setbacks. Duplexes and compatible nonresidential uses may also be permitted.
2. Two existing single family homes are located on the lot to be rezoned to RN-2, which could allow each house to be subdivided onto a separate lot.

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 not adverse impacts anticipated with the proposed RN-2 zoning district. The district standards enforce development that would be compatible with the surrounding residential land uses.
2. RN-2 zoning is also adjacent to this 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 proposed rezoning is consistent with the East City Sector Plan's LDR (Low Density Residential) land use classification for this area.
2. The RN-2 zoning district at this site 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-2 (Single-Family Residential Neighborhood) zoning because it is consistent with the 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

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

Ordinance Number:

Other Ordinance Number References: O-28-2023

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: