

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 2-B-20-RZ **Related File Number:**
Application Filed: 12/26/2019 **Date of Revision:**
Applicant: STEVEN NAAB (VALIANT ENTERPRISES, LLC)

PROPERTY INFORMATION

General Location: North of Tazewell Pike and east of Jacksboro Pike on the west side of Fowler Lane
Other Parcel Info.:
Tax ID Number: 58 L D 036 AND 58 035 **Jurisdiction:** City
Size of Tract: 0.7 acres
Accessibility: Fowler Lane is a local road with a pavement width that varies from 12 to 19 feet and a right-of-way width of approximately 26 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Agricultural/Forestry/Vacant (vacant property)
Surrounding Land Use:
Proposed Use: Townhomes **Density:** N/A
Sector Plan: North City **Sector Plan Designation:** MDR
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: Fowler Lane is a small, cul-de-sac road with single-family homes along both sides. It is near a commercial node at the corner of Tazewell Pike and Jacksboro Pike to the west, and is across the street from Greenwood Cemetery.

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

Street: 5023 and 5029 Fowler Ln.
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-3 (General Residential Neighborhood)
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 the RN-3 (General Residential Neighborhood) Zoning District because it is consistent with the sector plan and allows construction of small scale housing.

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/COUNTY GENERALLY:

1. There is an increased need for small-scale housing. The proposed development would help to meet this need.

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

1. The RN-3 (General Residential Neighborhood) Zoning District is intended to accommodate medium density residential neighborhoods in the City of Knoxville characterized by one and two-family homes. Townhouse dwellings may be allowed by special use approval to facilitate a more urban development form. Limited nonresidential uses that are compatible with the character of the district may also be permitted.

2. RN-3 requires 12,000 square feet for the first three units, then 3,000 square feet for each additional unit. Based on the square footage of the properties, the townhouse development could include up to 9 townhouses maximum and would be required to come before the Planning Commission as a special use application.

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. Fowler Lane is comprised of small lots ranging in size from around 7,200 to 17,700 square feet with single family detached dwellings. The small lot sizes create an area with a higher density that can accommodate townhouse development without compromising the character of the street.

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. This request is consistent with the sector plan's MDR designation, which lists RN-3 as one of the recommended zones allowed.

2. The property is located in FEMA Flood Zone X, but it is not located in a floodway or a floodplain.

3. The requested zone is in compliance with all other plans.

Action: Approved

Meeting Date: 2/13/2020

Details of Action:

Summary of Action: The Planning Commission approved RN-3 zoning because it is consistent with the sector plan and allows construction of small scale housing.

Date of Approval: 2/13/2020

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: 3/10/2020

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 3/24/2020

Other Ordinance Number References: O-49-2020

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: