

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 2-B-21-RZ
Application Filed: 12/21/2020
Applicant: JOAN NEWMAN

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: South side of Dry Gap Pk., south of Haynes Sterchi Rd.
Other Parcel Info.:
Tax ID Number: 57 M A 020 **Jurisdiction:** City
Size of Tract: 1.5 acres
Accessibility: Dry Gap Pike is a major collector with a 17-ft pavement width within a 45-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Two detached single family houses are located on this parcel.
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: North City **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Within City limits
Neighborhood Context: The surrounding area is comprised of single family detached residential dwellings. Side roads contain subdivisions while Dry Gap Pike is lined with single family residential lots on both sides.

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

Street: 622 & 624 Dry Gap Pk.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: AG (Agricultural)
Former Zoning:
Requested Zoning: RN-1 (Single-Family Residential Neighborhood)
Previous Requests:
Extension of Zone: Yes, RN-1 zoning is adjacent to the west.
History of Zoning: This property was annexed into the City and zoned A-1 in 2002 (5-O-02-RZ).

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-1 (Single Family Residential Neighborhood) zoning because it is consistent with the North City Sector Plan designation and with surrounding development.

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. The City of Knoxville continues to grow, as does demand for a variety of housing types.

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

- 1. The RN-1 (Single-Family Residential Neighborhood) Zoning District is intended to accommodate traditional low density residential neighborhoods in the City of Knoxville, 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. The RN-1 zone is more aligned with development in the area than the existing AG (Agricultural) zone, which is intended to "provide for agricultural uses that comprise an important part of the economy of Knoxville. The intent is to permit lands best suited for agriculture to be used for agriculture purposes, and prevent the encroachment of incompatible land uses on farm lands and protect the physical and economic well-being of agricultural operations." In this case, the housing is existing and is not an encroachment.
- 3. 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.

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. Neighboring lots to the west are zoned RN-1 and vary in size from 0.30 ac to 0.70 ac. Lots off of side streets vary in size, though most are between 0.20 and 0.50 acres. The RN-1 zone has a minimum lot size of 10,000 square feet (or 0.23 acres), which is consistent with the smaller lot sizes in the area.
- 2. Built out at the maximum capacity, this property could accommodate up to 6 dwelling units.
- 3. This property is on the City-County boundary line, so surrounding properties are in both jurisdictions. County lots are zoned RB (General Residential) and A (Agriculture), and City lots are zoned RN-1, though there is also RN-2 (Single Family Residential) in the general vicinity. Given the mix of residential zoning already present, including the adjacent RN-1 zone, additional RN-1 zoning in this area is not expected to create any adverse impacts on surrounding properties.

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 LDR (Low Density Residential) designation supports RN-1 zoning.
- 2. The requested zoning is not in conflict with any of the other plans.

Action:

Approved

Meeting Date: 2/11/2021

Details of Action:

Summary of Action:

Approve RN-1 (Single Family Residential Neighborhood) zoning because it is consistent with the North City Sector Plan designation and with surrounding development.

Date of Approval: 2/11/2021

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: 3/9/2021

Date of Legislative Action, Second Reading: 3/23/2021

Ordinance Number:

Other Ordinance Number References: O-44-2021

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: