

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 3-E-20-RZ **Related File Number:**
Application Filed: 1/22/2020 **Date of Revision:**
Applicant: VICTOR JERNIGAN

PROPERTY INFORMATION

General Location: North side of Oak Grove Ln., east side of Lyons View Pk
Other Parcel Info.:
Tax ID Number: 121 G G 019 **Jurisdiction:** City
Size of Tract: 0.95 acres
Accessibility: Access is via Oak Gove Lane, a local street with a pavement width of 15 feet within a right-of-way width of 31.3 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family residential
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: West City **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: N/A
Neighborhood Context: This parcel is adjacent to an assisted living facility along Lyons View Pike and adjacent to the East Tennessee State Veterans Cemetary and Lakeshore Park. The parcel is also adjacent to single family residential homes.

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

Street: 920 Oak Grove 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-2 (Single-Family Residential Neighborhood)
Previous Requests: 3-P-96-RZ
Extension of Zone: No
History of Zoning: 3-P-96-RZ: R-2 to R-1

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: Liz Albertson

Staff Recomm. (Abbr.): Approve RN-2 (Single-Family Residential Neighborhood) zoning district because it is consistent with the West City Sector Plan designation of LDR (Low Density Residential) land use classification for this property.

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. The parcel is between RN-6 (Multi-Family Residential Neighborhood) zoning along Lyons View Pike and R-1 (Single-Family Residential Neighborhood) zoning. The RN-2 zone district allows for consideration of smaller lots with smaller setbacks than the RN-1 and both zone districts allow consideration of duplexes under the Special Use application process.
2. The population of the West City Sector continues to grow and a variety of housing types are needed to accommodate residential growth, particularly smaller-scale housing types to accommodate the trend of downsizing by the Baby Boomer population.

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

1. The proposed amendment to the RN-2 Single-Family Residential Neighborhood Zoning District is intended to accommodate low density single-family residential development on relatively small lots with smaller setbacks within the City of Knoxville. 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.

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. The RN-2 zone district will provide a transition zone between the adjacent higher density residential zoning at the intersection with Lyons View Pike and Oak Grove Lane and the adjacent single family residential neighborhood.

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 West City Sector Plan designation of LDR supports RN-2 zoning.
2. The amendment to RN-2 is not in conflict with any other adopted plan.

Action: Approved

Meeting Date: 3/12/2020

Details of Action:

Summary of Action: Approve RN-2 (Single-Family Residential Neighborhood) zoning district because it is consistent with the West City Sector Plan designation of LDR (Low Density Residential) land use classification for this property.

Date of Approval: 3/12/2020

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: 4/7/2020

Ordinance Number:

Disposition of Case: Denied

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: