

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 3-J-23-RZ **Related File Number:**
Application Filed: 1/23/2023 **Date of Revision:**
Applicant: T DEAN LARUE

PROPERTY INFORMATION

General Location: West of Morrell Rd, north of Pinner Dr
Other Parcel Info.:
Tax ID Number: 133 C D 023 **Jurisdiction:** City
Size of Tract: 0.58 acres
Accessibility: This property has frontage on two roads, Morrell Road and Pinner Drive. Morrell Road is a minor arterial with a 25-ft pavement width inside a 60-ft right-of-way. Pinner Drive is a local road with a 17-ft pavement width inside a 50-ft right-of-way.

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 (Within City Limits)
Neighborhood Context: This property is located in a residential neighborhood comprised of primarily single-family dwellings with some duplexes located nearby. There is an elementary school directly across the street on Morrell Road and a public park located approximately 2 blocks away to the southwest.

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

Street: 7700 PINNER DR
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: No
History of Zoning: A request to rezone the property from RN-1 to RN-2 was withdrawn by the applicant prior to the City Council taking action (Case 10-Q-21-RZ)

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: Michelle Portier

Staff Recomm. (Abbr.): Approve RN-2 (Single-family Residential) zoning because it is located on an arterial near a school and a commercial node and is consistent with the sector plan.

Staff Recomm. (Full):

Comments: PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E.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. There is an increased need for small-scale housing. The proposed development would help to meet this need.
2. This area experienced a lot of annexations and rezonings in the 1980s and 90s, with the R-1 (Low Density Residential District in the City's previous zoning code) being the predominant zoning applied. The R-1 zone had a minimum lot area of 7,500 square feet, which is smaller than the current RN-1 zone's 10,000 square foot requirement.
3. This property was zoned R-1 prior to the adoption of the new zoning ordinance on January 1, 2020 and redesignated as RN-1 with the adoption of the new zoning ordinance.

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

1. The RN-2 (Single-family Residential Neighborhood) District is intended to accommodate low-density single-family residential development on relatively small lots with smaller setbacks. Two-family dwellings may also be allowed by special use approval.
2. 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. The proposed rezoning to RN-2 is not anticipated to adversely affect adjacent properties since the area is predominantly residential in character.
2. Most of the neighboring lots to the west are zoned RN-1 (Low Density Residential in the City) and RA (Low Density Residential in the County). The lots vary in size ranging from approximately 0.20 to 0.50 acres. The RN-2 zone has a minimum lot size of 5,000 square feet (or 0.11 acres) for single family homes. This is somewhat smaller than surrounding properties, but not to a point that would be out of character or detrimental to neighboring properties, as both zones are considered low density and allow similar uses. The minimum lot size for a duplex is 10,000 square feet.
3. The property is located at the corner of Pinner Drive and Morrell Road. It is across the street from Rocky Hill Elementary School and is approximately 1/2 mile north of the commercial node at the intersection of Morrell Road and S Northshore Drive. Morrell Road is classified as a minor arterial, so no traffic would need to be routed through local roads.
4. The property is in the Parental Responsibility Zone for Rocky Hill Elementary School, so sidewalks may be required at the time of redevelopment. There is a crosswalk at the intersection of Pinner Drive and Morrell Road.

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 has this parcel designated as the LDR (Low Density Residential) land use classification, which is supportive of the RN-2 zone.
2. The requested zoning is not in conflict with any of the other plans.

Action: Approved **Meeting Date:** 3/9/2023

Details of Action:

Summary of Action: Approve RN-2 (Single-family Residential) zoning because it is located on an arterial near a school and a commercial node and is consistent with the sector plan.

Date of Approval: 3/9/2023 **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: 4/18/2023 **Date of Legislative Action, Second Reading:** 5/2/2023

Ordinance Number: **Other Ordinance Number References:** O-67-2023

Disposition of Case: Approved **Disposition of Case, Second Reading:** Approved

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**