

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 4-C-22-RZ
Application Filed: 2/15/2022
Applicant: RALPH SMITH

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: East side of Bakertown Road, northeast of intersection with Robinson Road
Other Parcel Info.:
Tax ID Number: 106 007 **Jurisdiction:** City
Size of Tract: 1.4 acres
Accessibility: Access is via Bakertown Rd a minor collector road with a 18 ft pavement width within a right-of-way of 52 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family residential
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Inside city limits
Neighborhood Context: This area is primarily residential in character including development at low and medium densities.

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

Street: 2312 Bakertown Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: AG (Agricultural)
Former Zoning:
Requested Zoning: RN-2 (Single-Family Residential Neighborhood)
Previous Requests:
Extension of Zone: No
History of Zoning: None noted

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: Levan King Cranston

Staff Recomm. (Abbr.): Approve RN-2 (Single-Family Residential Neighborhood) zoning because it is consistent with the sector plan.

Staff Recomm. (Full):

Comments: PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.3, SUBSECTIONS 1-3: THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (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. There are no substantial changes in conditions. However, this property is located in an area that consists of single family and multi-family residential developments. The proposed amendment to RN-2 is compatible with development in this area and the sector plan.

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.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE CITY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. There is a mix of residential zoning in the area that includes RN-2, RN-5, and PR zoning up to 5 dwelling units per acre. The proposed amendment to RN-2 zoning has a lower intensity of use than other residentially zoned properties

2. Adverse impacts are not anticipated by the addition of additional RN-2 zoning, that would permit additional single family residential development with minimum lot sizes of 5,000 square feet.

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 amendment is consistent with the sector plan, the one year plan and all other adopted plans.

Action: Approved

Meeting Date: 4/14/2022

Details of Action:

Summary of Action: Approve RN-2 (Single-Family Residential Neighborhood) zoning because it is consistent with the sector plan.

Date of Approval: 4/14/2022

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: 5/17/2022

Date of Legislative Action, Second Reading: 5/31/2022

Ordinance Number:

Other Ordinance Number References: O-63-2022

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: