

# CASE SUMMARY

**APPLICATION TYPE: REZONING**



**File Number:** 4-E-24-RZ  
**Application Filed:** 1/31/2024  
**Applicant:** ALEXIS FELICIANO

**Related File Number:**  
**Date of Revision:**

## PROPERTY INFORMATION

**General Location:** South side of Joe Lewis Road, east side of Lewis Avenue  
**Other Parcel Info.:**  
**Tax ID Number:** 122 L E 019, 020, 021, 022  
**Size of Tract:** 0.73 acres  
**Jurisdiction:** City  
**Accessibility:** Access would be off of Joe Lewis Road, a local road with a 27-ft pavement width within a 49-ft right-of-way, or off of Lewis Avenue, a local road with a 16-ft pavement width within a 43.5-ft right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Single Family Residential, Agriculture/Forestry/Vacant Land  
**Surrounding Land Use:**  
**Proposed Use:** **Density:**  
**Planning Sector:** South County **Plan Designation:** LDR (Low Density Residential)  
**Growth Policy Plan:** N/A (Within City Limits)  
**Neighborhood Context:** This area contains a mix of uses, including multifamily and single family residential, industrial, and limited commercial businesses. A rail line abuts this property to the east, and a commercial node is nearby on Maryville Pike to the west.

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

**Street:** 4407 JOE LEWIS RD  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** I-G (General Industrial), RA (Low Density Residential)  
**Former Zoning:**  
**Requested Zoning:** RN-2 (Single-Family Residential Neighborhood), RA (Low Density Residential)  
**Previous Requests:**  
**Extension of Zone:** No, but RN-2 is across the street.  
**History of Zoning:** None noted

## 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: Samiul Haque  
Staff Recomm. (Abbr.): Approve the RN-2 (Single-Family Residential Neighborhood) district because it is consistent with the sector plan and surrounding development.  
Staff Recomm. (Full):  
Comments:

This partial rezoning is for four parcels with the majority of the properties falling under the City's jurisdiction. Two of the properties are partially within the City and partially within the County. The portion of the properties within the County would retain the RA (Low Density Residential) zone.

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, 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 have not been any significant changes in the area in recent times. However, present I-G zoning is intended to accommodate a range of general industrial uses that are incompatible with residential uses. These properties have been undeveloped for at least the last 25 years and the proposed amendment to the RN-2 district would be compatible with adjacent RN-2 and RA zones.

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

- 1. The RN-2 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.
- 2. None of these four parcels meet the dimensional standards of the I-G district (minimum 60-ft lot width and minimum 10,000-sf lot area). These parcels do meet the standards of the RN-2 district and the district's intent.
- 3. The RN-2 district will be compatible with the RA-zoned portion of the properties and will eliminate the situation in which one parcel has two incompatible zones.
- 4. 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 CITY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. The present I-G district would allow developments that may adversely impact the surrounding residential uses. The proposed rezoning will be better suited for this area.

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 rezoning is consistent with the General Plan's Development Policy 8.1, which encourages growth in the existing urban area through infill housing on vacant lots and redevelopment parcels.
- 2. The proposed rezoning is consistent with the LDR land use classification of the sector plan and One Year plan.

ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, AND WATER LINES, OR

ARE REASONABLY CAPABLE OF BEING PROVIDED PRIOR TO THE DEVELOPMENT OF THE SUBJECT PROPERTY IF THE AMENDMENT WERE ADOPTED:

1. This is an urbanized area with adequate utility infrastructure provided by KUB. The property is served by transit and has sidewalk connections to the Community Union Park.

**Action:** Approved **Meeting Date:** 4/11/2024

**Details of Action:**

**Summary of Action:** Approve the RN-2 (Single-Family Residential Neighborhood) district because it is consistent with the sector plan and surrounding development.

**Date of Approval:** 4/11/2024 **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:** 5/14/2024 **Date of Legislative Action, Second Reading:** 5/28/2024

**Ordinance Number:** **Other Ordinance Number References:** O-71-2024

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

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

**Amendments:** **Amendments:**

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