

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 4-F-21-SU **Related File Number:**
Application Filed: 2/24/2021 **Date of Revision:**
Applicant: CHRIS SHARP, P.E. /URBAN ENGINEERING

PROPERTY INFORMATION

General Location: South side of Nickle Rd., east side of Flint Rd.
Other Parcel Info.:
Tax ID Number: 79 E B 005 **Jurisdiction:** City
Size of Tract: 9.19 acres
Accessibility: Access is via Nickle Rd, a minor collector street with 14-18 ft of pavement width within 50 ft of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Removal of the previously approved planned district (C) designation **Density:** from the property.
Sector Plan: Northwest City **Sector Plan Designation:** LDR(Low Density Residential) / HP (Hillside Protection)
Growth Policy Plan: N/A
Neighborhood Context: The subject property is located adjacent to single detached dwellings and agricultural uses in the RN-1 and AG zones.

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

Street: 0 Nickle Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-2 (Single-Family Residential Neighborhood) (C) / HP (Hillside Protection Overlay)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: The property was zoned RP-1 < 5 du/ac prior to 1980. In September 2020, the property was rezoned from RN-1/HP to RN-2/HP.

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:

Mike Reynolds

Staff Recomm. (Abbr.):

APPROVE the request to remove the previously approved planned district (C) designation from this parcel.

Staff Recomm. (Full):

Comments:

Prior to adoption of the new zoning ordinance, this parcel was zoned RP-1 (Planned Residential) up to 5 du/ac. Per Article 1.4.G. (Previously Approved Planned Districts) of the City of Knoxville Zoning Ordinance, all previously approved planned districts remain in effect and are subject to all plans, regulations, and/or conditions of their approval.

The property was zoned RP-1 prior to 1980 and staff could not find any previous applications for development plan approval on this site. The former RP-1 zoning allows flexibility in the types of residential uses that can be considered (attached and detached houses and multi-family) and allows clustering of density. If the former RP-1 zoning is removed from the site, the new RN-2/HP zoning will apply to the property it allows single family houses on 5,000 sqft lots as a permitted use and two-family (duplex) dwellings on 10,000 sqft lots with Special Use approval. The HP (Hillside Protection Overlay) is a standard that must be met in the new zoning which will limit the amount of disturbance on the site but does not reduce the number of lots can be created.

For this property, the development potential for single family house lots very similar under the former RP-1 zoning and the current RN-2 zoning. The main difference is the HP overlay in the new zoning ordinance is a requirement and it is only a recommendation of a plan document when reviewing a development under the RP-1 zoning.

It is staff's opinion that by removing the previous planned district zoning, the HP overlay district will provide more protection to the steep slope on the site and will require residential types that are more consistent with the existing development on Nickle Road.

STANDARDS FOR EVALUATING A SPECIAL USE (ARTICLE 16.2.F.2.)

1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICES, INCLUDING THE GENERAL PLAN AND THE ONE-YEAR PLAN.

A. The One Year Plan and Northwest City Sector Plan designation for this site are LDR (Low Density Residential) and HP (Hillside Protection).

B. The RN-2/HP zoning that the applicant is requesting to develop under is consistent with the plans.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ZONING CODE.

A. Any proposed development will be required to be consistent the general purpose and intent of the zoning code.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. The permitted uses in the RN-2 zone are compatible with the character of the neighborhood.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY OR BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC, CONGESTION, OR OTHER IMPACTS DETRACT FROM THE IMMEDIATE ENVIRONMENT.

A. The permitted uses in the RN-2 zone should not injure the value of adjacent property.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

A. The site is located on a collector street so it will not draw substantial additional traffic through residential streets.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for future uses on this site.

Action: Approved

Meeting Date: 4/8/2021

Details of Action:

Summary of Action: APPROVE the request to remove the previously approved planned district (C) designation from this parcel.

Date of Approval: 4/8/2021

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: 5/4/2021

Date of Legislative Action, Second Reading: 5/18/2021

Ordinance Number:

Other Ordinance Number References: O-62-2021

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: