

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 4-Q-24-RZ

Related File Number: 4-H-24-PA

Application Filed: 2/26/2024

Date of Revision:

Applicant: SCOTT SMITH

PROPERTY INFORMATION

General Location: Lyons Bend Rd and S Northshore Dr

Other Parcel Info.:

Tax ID Number: 121 J B 004,004 01,023

Jurisdiction: City

Size of Tract: 15.07 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land, Water, Rural Residential

Surrounding Land Use:

Proposed Use:

Density:

Planning Sector: Southwest County, W Plan Designation: LDR (Low Density Residential), W (Water), PP (Public Park)

Growth Policy Plan: N/A (Within City Limits)

Neighborhood Context:

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

Street: 0 LYONS BEND RD

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-1 (Single-Family Residential Neighborhood), F (Floodplain Overlay), HP (Hillside Protection Overlay)

Former Zoning:

Requested Zoning: RN-3 (General Residential Neighborhood);F (Floodplain Overlay);HP (Hillside Protection Overlay)

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), W (Water), PP (Public Parks and Refuges), HP (Hillside Protection), SP (Stream Protection)

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: Jessie Hillman

Staff Recomm. (Abbr.): Deny the RN-3 (General Residential Neighborhood) district because it is incompatible with surrounding conditions. The F (Floodplain Overlay) and HP (Hillside Protection Overlay) districts would remain.

Staff Recomm. (Full):

Comments: 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. The boundaries of the subject property follow the former shoreline of Fourth Creek according to a 1935 aerial map, but this shoreline has changed significantly over time as a result of Tennessee Valley Authority river dam infrastructure and upstream development. Much of the property is now in the floodway or floodplain of Fourth Creek.
2. The most significant contemporary development changes in the immediate area are the ongoing improvements at Lakeshore Park, which include the construction of new baseball fields in close proximity to the subject property.
3. There have been no significant changes to the residential makeup along Lyons Bend Road, which consists of large, wooded single-family lots that are more consistent with the subject property's existing RN-1 (Single-Family Residential Neighborhood) district.
4. These conditions do not support a more intensive residential rezoning to the RN-3 (General Residential Neighborhood) district, which could allow consideration of up to 72 townhouses through Special Use review. This district is out of character with the surrounding residential context, and is in a vulnerable location with regards to flooding and potential ambient impacts from new neighboring sports fields.

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

1. The RN-3 zoning district is intended to accommodate medium density residential neighborhoods characterized by single-family and duplex homes on lots as small as 5,000 sf and 7,500 sf respectively. Townhouses may be allowed by Special Use approval to facilitate a more urban development form. Limited nonresidential uses that are compatible with the character of the district may also be permitted.
2. Across S Northshore Drive, there are townhouse developments. However, the properties that directly access Lyons Bend Road like the subject property are all single-family residences on lots exceeding an acre in size. This residential character on the east side of S Northshore Drive is not compatible with the intent or dimensional standards of the RN-3 district.

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 intensity of residential development permitted in the RN-3 district could exacerbate existing traffic delays on Lyons Bend Road heading to S Northshore Drive. There could also be sight distance issues to the west, depending on where access is located, because there is a vegetated curve in the road.
2. The development potential under the RN-3 district would be out of character with the broader residential environment along Lyons Bend Road, which is heavily forested and sparsely populated.
3. Most of the subject property is located in the floodway or floodplain of Fourth Creek. Residential development could be adversely impacted by heavy rain events since Fourth Creek is the most prone to flooding, according to the West City Sector Plan.

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 inconsistent with the land use classifications in the One Year Plan, the West City Sector Plan and Southwest County Sector Plan.
2. RN-3 zoning at this location is incompatible with several of the General Plan's development policies. It conflicts with policy 9.3, which intends to ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities. It is incompatible with policy 7.5 to protect the natural drainage systems associated with floodways and floodplains. It also conflicts with policy 11.1 to use environmental constraints and other factors to set standards for the densities of residential developments.

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. The subject property is located in an urban area where there is adequate utility infrastructure and driving access to community facilities. As noted, a signalized intersection at Lyons Bend Rd and S Northshore Dr is recommended to alleviate traffic congestion before significant increases in residential development there occur.

Action: Approved **Meeting Date:** 5/9/2024

Details of Action: Approve RN-3 (General Residential Neighborhood) because it is compatible with surrounding conditions. The F (Floodplain Overlay) and HP (Hillside Protection Overlay) districts would remain.

Summary of Action: Approve RN-3 (General Residential Neighborhood) because it is compatible with surrounding conditions. The F (Floodplain Overlay) and HP (Hillside Protection Overlay) districts would remain.

Date of Approval: 5/9/2024 **Date of Denial:** **Postponements:** 4/11/2024

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 6/11/2024 **Date of Legislative Action, Second Reading:** 5/28/2024

Ordinance Number: **Other Ordinance Number References:**

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

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

Amendments: **Amendments:**

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