

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 5-B-22-RZ **Related File Number:**
Application Filed: 3/11/2022 **Date of Revision:**
Applicant: SCOTT BURDETTE

PROPERTY INFORMATION

General Location: North side of Francis Road, northeast of intersection of Hembolt Road
Other Parcel Info.:
Tax ID Number: 106 C A 013 **Jurisdiction:** City
Size of Tract: 0.8 acres
Accessibility: Access is via Francis Road, a local road with a 19-ft pavement width within a 60-ft right-of-way.

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:
Neighborhood Context: This property is in a residential area composed of detached single family homes ranging in density from large Agricultural zoned lots to denser subdivisions.

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

Street: 1621 Francis 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:

Jessie Hillman

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 KNOX COUNTY ZONING ORDINANCE, ARTICLE 6:30.01, 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/COUNTY GENERALLY:

1) The proposed rezoning to RN-2 is compatible with the area's transition from agricultural to low density residential zones, which has been occurring since the mid-1980s. The addition of more residential development is consistent with development trends in the area.

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

1) The RN-2 zone 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. Limited nonresidential uses that are compatible with the character of the district may also be permitted.

2) Staff maintains that RN-2 is an appropriate zoning for the property and is compatible with surrounding zones.

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) RN-2 zoning is consistent with surrounding development and should have minimal impact on adjacent properties.

2) There are no known environmental constraints on the property that require consideration to avoid adverse impact on adjacent properties when developing at the proposed density.

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 RN-2 zone is compatible with the existing LDR (Low Density Residential) land use classification in the Northwest County Sector Plan and is compatible with all other adopted plans.

Action:

Approved

Meeting Date: 5/12/2022

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:

5/12/2022

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: 6/14/2022

Date of Legislative Action, Second Reading: 6/28/2022

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

O-85-2022

Disposition of Case, Second Reading:

Approved

If "Other":

Amendments:

Effective Date of Ordinance: