

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 5-B-24-RZ                      **Related File Number:**  
**Application Filed:** 3/8/2024              **Date of Revision:**  
**Applicant:** MANUEL CARDOZA

## PROPERTY INFORMATION

**General Location:** Northwest side of Rickard Dr, east of Wilson Rd  
**Other Parcel Info.:**  
**Tax ID Number:** 81 A A 015                      **Jurisdiction:** City  
**Size of Tract:** 0.78 acres  
**Accessibility:** Access is via Rickard Drive, a local road with a pavement width of 20 ft within a right-of-way that extends to the I-640 interstate.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/Forestry/Vacant Land  
**Surrounding Land Use:**  
**Proposed Use:**    **Density:**  
**Planning Sector:** Northwest City              **Plan Designation:** MDR/O (Medium Density Residential/Office), HP (Hillside Pr  
**Growth Policy Plan:** N/A (Within City Limits)  
**Neighborhood Context:** The property is located at the edge of Norwood neighborhood, north of the I-640 interstate. The area has a mix of residential, office, commercial, and wholesale uses.

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

**Street:** 1405 RICKARD DR  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** O (Office), HP (Hillside Protection Overlay)  
**Former Zoning:**  
**Requested Zoning:** RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)  
**Previous Requests:**  
**Extension of Zone:** Yes, this will be an extension from the east side.  
**History of Zoning:** In 2001, the property was rezoned from R-1 (Single Family Residential) to O-1 (Office, Medical, and Related Services) [12-B-01-RZ].

## PLAN INFORMATION (where applicable)

**Current Plan Category:** MDR/O (Medium Density Residential/Office), HP (Hillside 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: Samiul Haque

Staff Recomm. (Abbr.): Approve the RN-1 (Single-Family Residential Neighborhood) district because it is consistent with the sector plan and surrounding development.

Staff Recomm. (Full): The HP (Hillside Protection) overlay would be retained.

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. There have not been any substantial changes in this part of Norwood neighborhood in recent times. However, the RN-1 zoning district will be an extension of the district from east and would allow a lot that has been vacant since 2018 to be developed.
2. The O zoned properties to the west are developed as single-family houses, and the requested RN-1 district will be consistent with the existing uses on this part of Rickard Drive.

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

1. The RN-1 district is intended to accommodate traditional low density residential neighborhoods in the City of Knoxville, exhibiting a predominant development pattern of single-family homes on relatively large lots and with generous setbacks. Two-family dwellings may also be allowed by special use approval.
2. The adjacent properties accommodate single family dwellings and the proposed rezoning is consistent with the intended environment of the RN-1 district. The lot meets the dimensional standards of the RN-1 district.
3. 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 proposed amendment is not expected to adversely impact the surrounding area, which mostly comprises single family houses on properties zoned O and RN-1.

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 Northwest City Sector Plan and One Year Plan's MDR/O (Medium Density Residential / Office) land use classification permits residential zoning up to RN-6, so this rezoning is consistent with these plans.

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 nearby corridor

along Clinton Highway has many community-serving, auto-oriented commercial uses.

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

**Details of Action:**

**Summary of Action:** Approve the RN-1 (Single-Family Residential Neighborhood) district because it is consistent with the sector plan and surrounding development.

**Date of Approval:** 5/9/2024 **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:** 6/11/2024 **Date of Legislative Action, Second Reading:** 6/25/2024

**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:**