

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 5-B-25-RZ

Related File Number:

Application Filed: 3/8/2025

Date of Revision:

Applicant: HANI JOSEPH

PROPERTY INFORMATION

General Location: South side of Mckamey Rd, northeast of Cain Rd

Other Parcel Info.:

Tax ID Number: 92 L A 00201

Jurisdiction: City

Size of Tract: 3.9 acres

Accessibility: Access is via McKamey Road, a major collector street with a 28-ft pavement width within a right-of-way which varies between 40 ft and 56 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential

Surrounding Land Use:

Proposed Use:

Density:

Planning Sector: Northwest County **Plan Designation:** LDR (Low Density Residential), HP (Hillside Ridgetop Protection)

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

Neighborhood Context: This area largely consists of single-family residential dwellings on small and medium sized lots. Western Avenue, a major commercial corridor, is a little over a mile away.

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

Street: 4136 MCKAMEY RD

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

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

Former Zoning:

Requested Zoning: RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

Previous Requests:

Extension of Zone: Yes, this is an extension.

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), HP (Hillside Ridgetop 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:

Kelsey Bousquet

Staff Recomm. (Abbr.):

Deny the RN-2 (Single-Family Residential Neighborhood) zoning district because it does not meet all of the criteria for a rezoning. The HP (Hillside Protection Overlay) would be retained.

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 IS NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY GENERALLY.

1. Development trends in the surrounding area have primarily been residential, consisting of single-family dwellings on various lot sizes, townhouses, and small-scale multi-family developments. Denser multi-family residential development and commercial uses have been concentrated east of the subject property near Western Avenue.

THE PROPOSED AMENDMENT IS CONSISTENT WITH THE INTENT AND PURPOSES OF THIS CODE.

1. The RN-2 (Single-Family Residential Neighborhood) zoning district is intended to accommodate low density single-family residential development on relatively small lots with smaller setbacks. The subject property meets this description, as the surrounding area mainly consists of single-family dwellings on various lot sizes.

2. 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 RN-2 district permits the same uses as the RN-1 (Single-Family Residential Neighborhood) 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 primary difference between the RN-1 and RN-2 zoning districts is the dimensional standards. The RN-1 district requires a minimum lot size of 10,000 sq ft, whereas the RN-2 district requires a minimum of 5,000 sq ft. Incorporating the TVA easement that spans approximately 0.68 acres and a 0.25-acre shared permanent access easement (Exhibit C), the subject property could yield a maximum of 25 lots under the RN-2 district, based on minimum lot area alone.

2. The subject property is within the HP (Hillside Protection Overlay). The steepest point on the property is near the access point on McKamey Road, with slopes in the 25-40% and above 40% ranges (Exhibit B). The rear of the subject property is not as steep, with slopes in the 15 to 25% and less than 15% ranges. The TVA transmission line easement that runs through the subject property separates the steeper front portion from the flatter section in the rear (Exhibit C).

3. A blue line stream runs along the front portion of the subject property, parallel to McKamey Road, which has a 30-ft riparian buffer in place (Exhibit C).

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE KNOXVILLE-KNOX COUNTY GENERAL PLAN AND ITS COMPONENT PARTS, INCLUDING ADOPTED SECTOR PLANS, CORRIDOR PLANS, AND RELATED DOCUMENTS.

1. The subject property is designated LDR (Low Density Residential) under the City's One Year Plan and Northwest County Sector Plan. The proposed RN-2 district is permitted in Low Density Residential areas.

2. The proposed rezoning does not comply with the General Plan's Development Policy 6.3, which encourages development in areas with the fewest environmental constraints. The narrow driveway access point on a steep slope and the presence of the TVA easement do not support more intensive

development at this site.

WHETHER ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, STORM 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. Sidewalks are available on the north side of Mckamey Road.

2. The subject property is located 1 mile west of Western Avenue, which features various commercial and service-oriented amenities.

Action: Denied

Meeting Date: 5/8/2025

Details of Action:

Summary of Action: Deny the RN-2 (Single-Family Residential Neighborhood) zoning district because it does not meet all of the criteria for a rezoning. The HP (Hillside Protection Overlay) would be retained.

Date of Approval:

Date of Denial: 5/8/2025

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: ☐ **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action:

Date of Legislative Action, Second Reading:

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: