

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:

Liz Albertson

Staff Recomm. (Abbr.):

Approve RN-2 (Single Family Residential Neighborhood) zoning because it is consistent with the Northwest County Sector Plan designation and would not cause adverse impacts.

Staff Recomm. (Full):

Comments:

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.3, SUBSECTIONS 1-3:

THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (must meet all of these):

HE 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 been no recent, significant changes in this area that would prompt a rezoning. However, the Northwest County Sector Plan supports both the recommended RN-2 zoning and the current RN-1 zoning.

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

- 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 within the City of Knoxville. 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. 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 primary difference between the existing RN-1 and the requested RN-2 are dimensional standards, the RN-2 zone allows single family residential lots to be 5,000 square feet, while RN-1 has a minimum lot size of 10,000 square feet. The RN-2 zone district allows smaller setbacks and a smaller lot width than the RN-1, but the differences are relatively minor with RN-1 requiring a lot width of 75 feet while RN-2 allows a lot width of 50 feet.

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. The area consists mostly of single family detached residential dwelling on larger lots and the area is adjacent to an industrial zoned area that is comprised primarily of office and warehousing uses.
- 2. This area could accommodate additional residential density without changing the land use classification on the sector plan from Low Density Residential and permit additional opportunities to meet housing demand along a major collector.

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 Northwest County Sector Plan's current LDR (Low Density Residential) designation supports both the recommended RN-2 zoning and the current RN-1 zoning.

Action:

Approved

Meeting Date: 6/10/2021

Details of Action:

Summary of Action:

Approve RN-2 (Single Family Residential Neighborhood) zoning because it is consistent with the Northwest County Sector Plan designation and would not cause adverse impacts.

Date of Approval:

6/10/2021

Date of Denial:

Postponements: 5/13/2021

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 7/13/2021

Date of Legislative Action, Second Reading: 7/27/2021

Ordinance Number:

Other Ordinance Number References: O-98-2021

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: