

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 7-A-23-RZ **Related File Number:**
Application Filed: 5/16/2023 **Date of Revision:**
Applicant: CITY OF KNOXVILLE

PROPERTY INFORMATION

General Location: East side of Sabre Dr, south of Navarre Dr
Other Parcel Info.:
Tax ID Number: 120 N D 031 **Jurisdiction:** City
Size of Tract: 0.65 acres
Accessibility: Access is via Sabre Drive, a local street with 25 ft of pavement width within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family residential
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: West City **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Urban Growth Area
Neighborhood Context: The area predominantly consists of detached single-family dwellings on roughly half-acre parcels. The property is located approximately a half-mile south of the West Town Mall.

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

Street: 7624 SABRE DR
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: No Zone, formerly RA (Low Density Residential)
Former Zoning:
Requested Zoning: RN-1 (Single-Family Residential Neighborhood)
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)
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 property is in the process of being annexed by the City of Knoxville and has an anticipated effective date of 7/27/2023. It will need a zoning district comparable to the former RA zone of the County.

Comments:

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, 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 City of Knoxville is annexing this property, so it will require a City of Knoxville zoning district.
2. The Kingston Woods neighborhood has strong precedents for rezoning to the RN-1 (Single-Family Residential Neighborhood) district over the past 30 years via annexation to the City. Of the 40 parcels platted together, all but this parcel has been annexed, and all are zoned RN-1.

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

1. The proposed amendment to RN-1 zoning 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.
2. This is an established single-family residential neighborhood that is consistent with the RN-1 zoning 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. RN-1 zoning is the City's most comparable zoning district to the former RA (Low Density Residential) zone of the County.
2. RN-1 zoning is consistent with surrounding RN-1 and RA residential zoning and low density single-family dwellings.
3. The sector plan designation would remain LDR (Low Density Residential), which is the designation for all surrounding parcels in this area. The sector plan lists RN-1 as a possible zoning district to consider for the LDR land use designation.

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 zoning is consistent with the General Plan's Development Policy 8.4 that encourages protection of residential areas from encroaching commercial development and other incompatible uses. The RN-1 zoning district restricts uses that are incompatible with a single-family residential neighborhood.
2. The proposed zoning is consistent with the West City Sector Plan's LDR land use classification.
3. The One Year Plan will be amended per its regular annual update, at which time this property would be classified as LDR.
4. This annexation will result in a map amendment to the Growth Policy Plan, removing the parcel from the Urban Growth Area and incorporating it into the Existing City Limits.

Action:

Approved

Meeting Date: 7/13/2023

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: 7/13/2023

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: 8/8/2023

Date of Legislative Action, Second Reading:

Ordinance Number: O-116-2023

Other Ordinance Number References:

Disposition of Case: Approved (Emergency)

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: