CASE SUMMARY APPLICATION TYPE: ANNEXATION REZONING



File Number:	7-F-19-RZ	Related File Number:	
Application Filed:	5/20/2019	Date of Revision:	
Applicant:	CITY OF KNOXVILLE OFFICE OF REDEVELOPMENT / RICK EMMETT		

PROPERTY INFORMATION			
General Location:	Property is on S. Northshore Drive east of Duncan Road. It abuts the northern right-of-way of Crystal Lake Drive.		
Other Parcel Info.:			
Tax ID Number:	134 A E 39	Jurisdiction: City	
Size of Tract:	4.16 acres		
Accessibility:		or arterial with a pavement width of 20 feet and a right-of- across another parcel also owned by the Religious Sisters	

GENERAL LAND USE INFORMATION

Existing Land Use:	Public/Quasi-Public Land (convent)		
Surrounding Land Use:			
Proposed Use:	Public/Quasi-Public Land (convent)		Density:
Sector Plan:	Southwest County	Sector Plan Designation:	LDR (Low Density Residential)
Growth Policy Plan:	Urban Growth Area (Outside City Limits)		
Neighborhood Context:	The property is surrounded by small, single family detached housing on roughly half-acre lots, though there is a townhouse development abutting this property on the west. There is a large church across Northshore Dr to the northwest.		

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

Street:

6832 S Northshore Dr

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:	RB (General Residential)
Former Zoning:	n/a
Requested Zoning:	R-1A (Low Density Residential District)
Previous Requests:	
Extension of Zone:	R-1A (Low Density Residential)
History of Zoning:	None for this property, but nearby properties have been rezoned to R-1A within the last decade.

PLAN INFORMATION (where applicable)

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:	Michelle Portier
Staff Recomm. (Abbr.):	Approval of designating the zoning of this property as R-1A (Low Density Residential District).
Staff Recomm. (Full):	R-1A is a comparable zone to the County's RB (General Residential) zone. The sector plan's land use designation will remain Low Density Residential, which lists R-1A as a zone to consider.
Comments:	REZONING REQUIREMENTS FROM ZONING ORDINANCES (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 property is located in the Urban Growth Area of the Growth Policy Plan, outside of city limits. 2. City Council approved the annexation of this property into the City of Knoxville on 7/2/2019. It now requires a City of Knoxville zoning classification.
	THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE: 1.The proposed amendment to R-1A zoning is intended to provide for low to medium population density. The principal uses of land may range from houses to low density multi-dwelling structures or developments. Certain uses which are more compatible functionally with intensive residential uses than with commercial uses are permitted. The recreational, religious, educational, facilities and other related uses in keeping with the residential character of the district may be permitted on review by the planning commission. Internal stability, attractiveness, order and efficiency are encouraged by providing for adequate light, air, and usable open space for dwellings and related facilities and through consideration of the proper functional relationship to each use permitted in this district.
	 THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL AND DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT. 1.R-1A is consistent with surrounding RB, R-1A, and RP-1 residential zoning and development that includes single family housing and townhouses. R1-A will permit consideration of housing other than single family dwellings provided the density is below 6 du/ac. Residential development more intense than single family uses is appropriate at this location, given the property's location on a major arterial street. 2.R-1A (Low Density Residential District) is a comparable zone to the existing RB (General Residential) zone of the County. 3. The sector plan designation would remain LDR (Low Density Residential), which is the designation for all parcels in this area. The sector plan lists R-1A as a possible zone to consider for the LDR land use designation. 4. The majority of the property is in the Hillside and Ridgetop Protection Area, which offers guidelines for development in planned zone districts but none for development outside of planned zone districts. 5. This property has been designated by FEMA as Flood Zone X. 6. There appear to be two sinkholes on the property. They would need to be evaluated and/or addressed at such time when property owners propose to develop the property, plat the property, or do grading on the property, depending on their impact to those areas. 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 One-Year Plan will be amended per its regular annual update, at which time any annexed

	properties would be 2. The proposed re	be added. ezoning is consistent with all other plans.		
Action:	Approved		Meeting Date:	7/11/2019
Details of Action:				
Summary of Action:	The Planning Commission voted unanimously to approve R-1A (Low Density Residential District) zoning of this property.			
Date of Approval:	7/11/2019	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:	8/13/2019	Date of Legislative Action, Second Reading: 8/27/2019		
Ordinance Number:		Other Ordinance Number References:	O-120-2019	
Disposition of Case:	Approved	Disposition of Case, Second Reading:	Approved	
If "Other":		If "Other":		
Amendments:		Amendments:		
Date of Legislative Appeal:		Effective Date of Ordinance:		