

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 7-L-22-RZ
Application Filed: 5/31/2022
Applicant: LUCKY CLARK

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: East side Pelham Rd., south of Old State Rd., north of Nash Rd.
Other Parcel Info.:
Tax ID Number: 71 I F 028 **Jurisdiction:** City
Size of Tract: 0.45 acres
Accessibility: Access is via Pelham Road and Old State Road are both local roads with pavement widths of approximately 18-ft within right-of-way widths of 28-ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/forestry/vacant
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: East City **Sector Plan Designation:** LDR & HP
Growth Policy Plan: N/A
Neighborhood Context: This is primarily a single family residential neighborhood with some remaining large vacant undeveloped lots.

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

Street: 155 Old State 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, RN-2 is adjacent.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category:
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: Liz Albertson

Staff Recomm. (Abbr.): Approve RN-2 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay) zoning because it is consistent with the surrounding development.

Staff Recomm. (Full):

Comments: PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.3, SUBSECTIONS 1-3, 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. This area is zoned a mix of RN-1 and RN-2 zoning presently. The lot sizes vary in this area, but are on average 8,000 square feet. Rezoning to RN-2 at this location is consistent with the lot sizes in this general area.

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

1. The RN-2 zone is intended to accommodate low density single-family residential development on relatively small lots with smaller setbacks within the City of Knoxville and two-family dwellings may be permitted by special use.

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 subject property is currently cleared and vacant. There are no adverse impacts anticipated with the proposed zoning change.

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 zone change from RN-2 to RN-1 is in alignment with the one year plan and the sector plan and does not conflict with any other adopted plans.

Action: Approved

Meeting Date: 7/14/2022

Details of Action:

Summary of Action: Approve RN-2 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay) zoning because it is consistent with the surrounding development.

Date of Approval: 7/14/2022

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: 8/9/2022

Date of Legislative Action, Second Reading: 8/23/2022

Ordinance Number:

Other Ordinance Number References: O-119-2022

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: