

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:

Jessie Hillman

Staff Recomm. (Abbr.):

Approve the RN-3 (General Residential Neighborhood) district because it is consistent with surrounding development. The HP (Hillside Protection Overlay) will 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 SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. The subject parcel's existing land use is an outlier for the area with its low residential density of 1 dwelling on 4.88 acres. For context, the neighborhood to the east is zoned RN-1 (Single-Family Residential Neighborhood) and has an average lot size of 1/3 acre. The adjacent Ivy at West Hills apartment community to the west is zoned RN-5 (General Residential Neighborhood), which would permit a significant unit increase to the 154 units that currently exist there.
2. The proposed RN-3 (General Residential Neighborhood) zoning district for the subject property provides a reasonable transition of permissible residential density from the RN-5 to the RN-1 districts on either side.

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

1. The RN-3 district is intended to accommodate medium density residential development in the form of single-family and duplex dwellings. Townhomes may be permitted through special use approval.
2. The surrounding residential density and dwelling forms range from single-family and duplex developments to townhome and apartment communities, which is compatible with the RN-3 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 rear 1.91 acres of the property are within the HP (Hillside Protection) overlay. According to the attached slope analysis, no more than 1.11 acres within the HP overlay may be disturbed to mitigate erosion and other potential impacts from clearing or grading this area.
2. There is a potential wet weather stream located on the property, which would be evaluated by City Engineering at the permitting stage to ensure best development practices are being followed.
3. The property accesses Lonas Drive, which is classified as a major collector street. The residential density permitted by right with RN-3 zoning on this property would not trigger enough of an increase in traffic to warrant an official traffic impact analysis.
4. The proposed zoning is consistent with surrounding development, including the RN-3-zoned parcel directly across the street from the subject property.

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. RN-3 zoning is consistent with the General Plan's development policy 8.1 to develop infill housing in the existing urban area that is compatible with neighboring residences in scale, design and site layout.
2. The rezoning is consistent with the recommended MDR land use amendment to the Northwest City Sector Plan.
3. The RN-3 district is not in conflict with any other adopted plans for the area.

ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY 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. This property is in a highly developed area with ample infrastructure capacity for more residential development.

Action: Approved **Meeting Date:** 7/13/2023

Details of Action:

Summary of Action: Approve the RN-3 (General Residential Neighborhood) district because it is consistent with surrounding development. The HP (Hillside Protection Overlay) will be retained.

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:** 8/22/2023

Ordinance Number: **Other Ordinance Number References:** O-123-2023

Disposition of Case: Approved **Disposition of Case, Second Reading:** Approved

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**