

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 7-U-22-RZ **Related File Number:**
Application Filed: 6/6/2022 **Date of Revision:**
Applicant: OBARR, LLC ISAAC PENNELL

PROPERTY INFORMATION

General Location: South side of Obarr Dr., west side of Payne Rd.
Other Parcel Info.:
Tax ID Number: 71 A A 014 **Jurisdiction:** City
Size of Tract: 22700 square feet
Accessibility: Access is via Obarr Drive, a local street with a 19-ft pavement width within a 40-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family residential
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: East City **Sector Plan Designation:** LDR
Growth Policy Plan: N/A
Neighborhood Context: This area is a neighborhood of single-family detached homes.

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

Street: 5036 Obarr Dr.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-1 (Single-Family Residential Neighborhood)
Former Zoning:
Requested Zoning: RN-2 (Single-Family Residential Neighborhood)
Previous Requests:
Extension of Zone: Yes
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:

Jessie Hillman

Staff Recomm. (Abbr.):

Approve RN-2 (Single-Family Residential Neighborhood) zoning because it is consistent with the sector plan and 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. The proposed RN-2 (Single-Family Residential Neighborhood) zoning is a minor extension of existing RN-2 zones to the south and is reflective of denser residential development that has been occurring in the area since 2003.

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

1. The RN-2 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.

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. RN-2 zoning aligns with the existing neighborhood character. There are no adverse impacts anticipated with the proposed rezoning.

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 RN-2 zoning is consistent with the LDR (Low Density Residential) land use designation, and is not in 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) zoning because it is consistent with the sector plan and 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-120-2022

Disposition of Case:

Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: