

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 7-V-23-RZ **Related File Number:**
Application Filed: 5/30/2023 **Date of Revision:**
Applicant: NORTSHORE CONSTRUCTION, INC

PROPERTY INFORMATION

General Location: South side of Kim Watt Dr., north of Lonas Dr and west of Frank Watts Rd
Other Parcel Info.:
Tax ID Number: 107 C B 034.01 **Jurisdiction:** City
Size of Tract: 1.55 acres
Accessibility: Access is via Kim Watt Dr, a local street with a 20-ft pavement width within 38-ft of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: Northwest City **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: This area consists primarily of large lot, single family residential dwellings with some smaller lots and multifamily residences.

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

Street: 4425 LONAS 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: No, it is not 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:

Whitney Warner

Staff Recomm. (Abbr.):

Approve the RN-2 (Single-Family Residential Neighborhood) district because it is consistent with the sector plan and with surrounding development.

Staff Recomm. (Full):

Comments:

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, ARTICLE 16.1.E.3, 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 COUNTY GENERALLY:

- 1. Many of the existing nearby lots don't conform to the RN-1 zone. They are on smaller lots with shorter setbacks that meet the RN-2 district requirements.
- 2. There is an increased need for small-scale housing. This proposal will provide an opportunity to meet this need.

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

- 1. The RN-2 Single-Family Residential Neighborhood 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. Limited nonresidential uses that are compatible with the character of the district may also be permitted.
- 2. The RN-2 zone allows single-family houses on 5,000 sq ft lots and duplexes on 10,000 sq ft lots with Special Use approval by the Planning Commission.

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 proposed amendment is not expected to adversely impact the surrounding area because the surrounding area consists of large to small lots with residential uses including some multifamily residences.

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 RN-2 district is consistent with the Northwest City Sector Plan and The City of Knoxville One Year Plan LDR (Low Density Residential) land use designation.
- 2. The proposed rezoning to RN-2 aligns with 9.3, which ensures that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities.
- 3. The requested zoning district at this location is not in conflict with any other adopted plans.

Action:

Approved

Meeting Date: 7/13/2023

Details of Action:

Summary of Action:

Approve the RN-2 (Single-Family Residential Neighborhood) district because it is consistent with the sector plan and with 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

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 8/22/2023

Other Ordinance Number References: O-137-2023

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: