

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 8-A-22-RZ Related File Number:
Application Filed: 6/10/2022 Date of Revision:
Applicant: MARIEL WILLIAMSON

PROPERTY INFORMATION

General Location: North of Houstonia Drive, west side of Ridgecrest Drive
Other Parcel Info.:
Tax ID Number: 58 G F 013 Jurisdiction: City
Size of Tract: 11827 square feet
Accessibility: Access is via Ridgecrest Drive, a local street with a 20-ft pavement width within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family residential
Surrounding Land Use:
Proposed Use: Density:
Sector Plan: North City Sector Plan Designation: LDR (Low Density Residential), HP (Hillside and Ri
Growth Policy Plan: N/A
Neighborhood Context: This area is a residential neighborhood comprised of single family detached homes among wooded hillsides.

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

Street: 2302 RIDGECREST DR
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: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), HP (Hillside Protection Overlay)
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) and HP (Hillside Protection Overlay) zoning because it is consistent with the sector plan.

Staff Recomm. (Full):

Comments: 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. Local data sources and national data trends note an increased demand for a range of housing opportunities. The subject property has been cleared and vacant since 2008, and the proposed rezoning to RN-2 (Single-Family Residential Neighborhood) would permit a greater range of housing forms to meet demand.
- 2. The proposed RN-2 zoning is consistent with adjacent residential development along Ridgecrest Drive.

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

- 1. The RN-2 zoning district is intended for residential development on relatively small lots. This definition is consistent with adjoining and nearby residential lot sizes.
- 2. Although the immediately surrounding area is zoned RN-1, there is RN-2 zoning 300 feet to the south along Bernhurst Dr.

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.
- 2. Approximately one quarter of the property is in the Hillside Protection (HP) area. According to the slope analysis, no more than 1,787.5 square feet should be disturbed within the HP area. This indicates a disturbance budget of approximately 88% of the total subject property.
- 3. 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.
- 2. RN-2 zoning on the subject property supports Section 8.1 of the General Plan's Development Policies, which describes infill housing on vacant lots as a way to encourage growth in the existing urban area.
- 3. The proposed rezoning is not in conflict with any other adopted plans.

Action: Approved

Meeting Date: 9/8/2022

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 sector plan.

Date of Approval: 9/8/2022

Date of Denial:

Postponements: 8/11/2022

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 10/4/2022

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 10/18/2022

Other Ordinance Number References: O-136-2022

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: