

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 8-D-23-RZ
Application Filed: 6/27/2023
Applicant: DON HORTON

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: West side of Sanders Ln, north of Fuller Ave
Other Parcel Info.:
Tax ID Number: 95 C A 015 **Jurisdiction:** City
Size of Tract: 17027 square feet
Accessibility: Access is via Sanders Lane, a local street with a pavement width of 12 ft within a 30-ft right-of-way. The street terminates at the north end and connects to Fuller Avenue on the south end.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/forestry/vacant land
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: East City **Sector Plan Designation:** TDR (Traditional Neighborhood Residential), HP (
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: The area predominantly consists of single-family residential dwellings on small lots and a few vacant parcels. The Five Points residential development by Knoxville's Community Development Corporation (KCDC) is located to the northwest of the area.

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

Street: 0 SANDERS LN
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)
Former Zoning:
Requested Zoning: RN-4 (General Residential Neighborhood), HP (Hillside Protection Overlay)
Previous Requests:
Extension of Zone: No, this is not an extension.
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: TDR (Traditional Neighborhood Residential), HP (Hillside Protection)

designation for all surrounding parcels.

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 rezoning is consistent with the General Plan's development policy 8.1 that encourages growth in the existing urban area through infill housing opportunities.

2. Both RN-3 and RN-4 districts are consistent with the One Year Plan and East City Sector Plan's TDR land use classification.

Action: Approved as Modified **Meeting Date:** 8/10/2023
Details of Action: Approve the RN-4 (General Residential Neighborhood district. The HP (Hillside Protection) overlay will be retained.
Summary of Action: Approve the RN-4 (General Residential Neighborhood district. The HP (Hillside Protection) overlay will be retained.
Date of Approval: 8/10/2023 **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: 9/5/2023 **Date of Legislative Action, Second Reading:** 9/19/2023
Ordinance Number: **Other Ordinance Number References:** O-144-2023
Disposition of Case: Approved **Disposition of Case, Second Reading:** Approved
If "Other": **If "Other":**
Amendments: **Amendments:**
Date of Legislative Appeal: **Effective Date of Ordinance:**