

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:

Liz Albertson

Staff Recomm. (Abbr.):

Approve RN-2 (Single Family Residential Neighborhood) and HP (Hillside Protection Overlay) zoning district because it is consistent with the Sector Plan and One Year Plan designations for LDR (Low Density Residential) and HP (Hillside Protection) for this area.

Staff Recomm. (Full):

Comments:

REZONING REQUIREMENTS FROM ZONING ORDINANCES (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 CITY/COUNTY GENERALLY:

- 1. The Northwest County Sector continues to remain one of the fastest growing areas of Knox County.
- 2. Additional opportunities for a variety of housing types are warranted, particularly in areas within the PRZ (Parental Responsibility Zone) of schools. This location is within the PRZ for Pleasant Ridge Elementary School.

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. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.
- 3. Hillside constitute significant natural topographic features of the City. In addition, when development occurs on hillsides, there are potential serious consequences, such as increased erosion, fire, or flood hazards, and property damage from extensive soils slippage and subsidence. In order to protect hillsides and hillside development, the HP Hillside Protection Overlay District has limitations for residential density and land disturbance within the HP overlay areas (See attached slope analysis for 8-G-20-RZ).

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. Rezoning this parcel to RN-2 will allow for lot sizes for single family residential of 5,000 square feet, slightly reduced setbacks are also allowed in this district.
- 2. The property is located within the HP overlay so disturbance and density will be limited for the development of the site (See attached slope analysis for 8-G-20-RZ).
- 3. Development of the site will need to demonstrate adequate sight distance requirements for driveways or intersections per City regulations.

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 current sector plan designation of LDR (Low Density Residential) and HP (Hillside Protection) supports rezonings for RN-2 and HP.
- 2. The proposed amendment does not appear to be in conflict with any adopted plans.

Action:

Approved

Meeting Date: 8/13/2020

Details of Action:

Summary of Action:

Approve RN-2 (Single Family Residential Neighborhood) and HP (Hillside Protection Overlay) zoning district because it is consistent with the Sector Plan and One Year Plan designations for LDR (Low

Density Residential) and HP (Hillside Protection) for this area.

Date of Approval:

8/13/2020

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: 10/6/2020

Date of Legislative Action, Second Reading: 10/20/2020

Ordinance Number:

Other Ordinance Number References: O-155-2020

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other": postponed at Council 9.8.20 and 9.22.20

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: