# **CASE SUMMARY**

APPLICATION TYPE: REZONING



File Number: 8-N-21-RZ Related File Number:

**Application Filed:** 6/28/2021 **Date of Revision:** 

Applicant: TIM JONES

#### PROPERTY INFORMATION

General Location: North side of McKamey Road, east side of Woods-Smith Road

Other Parcel Info.:

Tax ID Number: 92 D J 04802 Jurisdiction: City

Size of Tract: 0.96 acres

Access is via Woods-Smith Rd, a minor collector, with a pavement width of 27-ft within a right-of-way

width of 60-ft. Access is also via Mckamey Rd, a major collector with pavement width of 28-ft and a

sidewalk on the north side, within a right-of-way width of 60-ft.

#### **GENERAL LAND USE INFORMATION**

Existing Land Use: Agriculture/forestry/vacant

**Surrounding Land Use:** 

Proposed Use: Density:

Sector Plan: Northwest County Sector Plan Designation: LDR (Low Density Residential) & HP (Hillside Prote

Growth Policy Plan: Inside City Limits

Neighborhood Context: This area is within 3/4 of a mile of the commercial corridor along Western Avenue. It consists largely of

a mix of single-family residential, some pockets of multi-family residential and a few remaining large lot

residential and vacant forested properties.

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

Street: 0 Woods-Smith Rd.

Location:

Proposed Street Name:

**Department-Utility Report:** 

Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: RN-1 (Single-Family Residential Neighborhood) District (c) & HP (Hillside Protection) Overlay

Former Zoning:

Requested Zoning: RN-2 (Single-Family Residential Neighborhood) District (c) & HP (Hillside Protection) Overlay

**Previous Requests:** 

Extension of Zone: No

**History of Zoning:** 2-E-83-RZ: A-1 (Agriculture) to RP-1 (Planned Residential)

# PLAN INFORMATION (where applicable)

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**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: Liz Albertson

Staff Recomm. (Abbr.): Approve RN-2 (Single-family residential neighborhood) district & HP (Hillside Protection) Overlay

because it is compatible with existing zoning in the area.

Staff Recomm. (Full):

Comments: PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E.3,

SUBSECTIONS 1-3. ALL OF THE FOLLOWING CONDITIONS MUST BE MET FOR ALL

**REZONINGS:** 

HE 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. Demand for residential housing continues to grow. This area is largely built out with a mix of single family residential and multi-family residential.

2. This area along McKamey Road has sidewalks and is adjacent to multi-family residential.

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

- 1. The RN-2 (Single-family Residential Neighborhood) District is intended to accommodate low density single-family residential development on relatively small lots with smaller setbacks.
- 2. Rezonings 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.

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. Only a few unconstrained tracts in this area remain vacant.
- 2. This lot has HP Overlay on the rear portion of the property, but a slope analysis yielded no reductions in recommended land disturbance area.
- 3. The existing RN-1 and proposed RN-2 zone districts differ primarily in minimum lot area, lot width and setbacks. Single-family residential requires a minimum lot size of 10,000sf in RN-1, while RN-2 requires 5,000sf. The minimum lot width in RN-1 is 75-ft, while in RN-2 it is 50-ft. The minimum front setback in RN-1 is 25-ft and in RN-2 is 10-ft. Duplexes (2F) are only permitted as a special use in both the RN-1 and RN-2. Because of the minimal differences in the zone districts, adverse impacts related to the amendment to RN-2 are not anticipated.

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 Northwest County Sector Plan designates this parcel as LDR (Low Density Residential) classification which supports RN-2 zoning.

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2. This rezoning allows for an increase in residential development opportunity at this location.

Action: Approved Meeting Date: 8/12/2021

**Details of Action:** 

Summary of Action: Approve RN-2 (Single-family residential neighborhood) district & HP (Hillside Protection) Overlay

because it is compatible with existing zoning in the area.

Date of Approval: 8/12/2021 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: 9/7/2021 Date of Legislative Action, Second Reading: 9/21/2021

Ordinance Number: Other Ordinance Number References: O-123-2021

Disposition of Case: Approved Disposition of Case, Second Reading: Approved

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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