

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 9-C-22-RZ
Application Filed: 7/25/2022
Applicant: RALPH SMITH

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: South of Clinton Hwy, east of Kanuga Dr, west of Wade Ln
Other Parcel Info.:
Tax ID Number: 68 P A 011.05,011,011.04,011.06, **Jurisdiction:** City
Size of Tract: 6.54 acres
Accessibility: Access is via Clinton Highway, a 4-lane divided major arterial with a center turning lane within a right-of-way of 100-ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential, Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: Northwest City **Sector Plan Designation:** LDR (Low Density Residential), GC (General Com
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is primarily single family residential lots adjacent to the commercial corridor along Clinton Highway.

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

Street: 6357 CLINTON HWY
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: AG (Agricultural), HP (Hillside Protection Overlay)
Former Zoning:
Requested Zoning: RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)
Previous Requests:
Extension of Zone: No, but adjacent to RAE in the County.
History of Zoning: 10-B-00-RZ: A to RA (Denied) / 5-S-02-RZ: to C-4 and A-1

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), GC (General Commercial), HP (Hillside and Ridgetop Protection)
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-1 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay) zoning because it is consistent with adjacent development and the sector plan.

Staff Recomm. (Full):

Comments:

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.3, SUBSECTIONS 1-3, 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. The area has been zoned for and built out with single family residential homes on large lots since the 1960s.
2. The adjacent commercial corridor along Clinton Highway continues to see fluctuations in vacancy rates for non-residential uses.

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

1. The RN-1 Zoning District is intended to accommodate traditional low density residential neighborhoods in the City of Knoxville, exhibiting a predominant development pattern of single-family homes on relatively large lots and with generous setbacks. Two-family dwellings may also be allowed by special use approval.

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-1 zoning aligns with the existing neighborhood character. 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-1 zoning is consistent with the LDR land use designation, and is not in conflict with any other adopted plans.

Action:

Approved

Meeting Date: 9/8/2022

Details of Action:

Summary of Action:

Approve RN-1 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay) zoning because it is consistent with adjacent development and the sector plan.

Date of Approval:

9/8/2022

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: 10/4/2022

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

Ordinance Number:

Other Ordinance Number References: O-138-2022

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: