

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 9-C-23-RZ                      **Related File Number:**  
**Application Filed:** 7/7/2023              **Date of Revision:**  
**Applicant:** SRI LAMBODAR PROPERTIES, LLC

## PROPERTY INFORMATION

**General Location:** South side of Skyline Dr, east of Oakland St  
**Other Parcel Info.:**  
**Tax ID Number:** 82 E G 034                      **Jurisdiction:** City  
**Size of Tract:** 10012 square feet  
**Accessibility:** Access is via Skyline Dr, a local road with pavement width that varies from 19 ft to 25 ft 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:** East City                      **Sector Plan Designation:** TDR (Traditional Neighborhood Residential), HP (  
**Growth Policy Plan:** N/A (Within City Limits)  
**Neighborhood Context:** This neighborhood is primarily comprised of single family residences on lots smaller than ¼ acre with shallow front setbacks. There are a few duplexes in close proximity to the subject property.

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

**Street:** 3616 SKYLINE 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, this is not an extension.  
**History of Zoning:** None noted.

## PLAN INFORMATION (where applicable)

**Current Plan Category:** TDR (Traditional Neighborhood Residential), HP (Hillside 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: Samiul Haque

Staff Recomm. (Abbr.): Approve the RN-2 (Single-Family Residential Neighborhood) zoning district because it is consistent with the sector plan and surrounding development. The HP (Hillside Protection) overlay would be retained.

Staff Recomm. (Full):

Comments: PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (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. There have not been any significant changes in the area in recent times. However, the location is consistent with the RN-2 district's intent and there are many RN-2 zoned properties in close proximity.
- 2. While there have not been significant changes that have occurred, the Burlington Streetscapes project is projected in the City's Capital Improvement Projects 5 blocks to the north along Martin Luther King Avenue and will represent a significant investment for the area. This project will include replacing sidewalks, traffic signals, streetlights, creating on-street parking, and relocating overhead utilities.

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

- 1. The proposed RN-2 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.
- 2. The area primarily comprises single family units with a few two-family homes, and it will be consistent with the RN-2 district's intent.
- 3. The lot is 50-ft wide, so it does not meet the lot width requirement of the RN-1 zone. This rezoning would bring the lot into compliance with the zoning ordinance, as the minimum lot width requirement in the RN-2 zone is 50 ft.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE CITY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

- 1. There are no adverse impacts anticipated with the proposed RN-2 zoning district. The district standards enforce development that would be compatible with the surrounding residential land uses.
- 2. There are many nearby properties zoned RN-2, including all the parcels on the opposite side of the street.
- 3. The sector plan designation would remain TDR (Traditional Neighborhood Residential), which is the designation for most of the surrounding parcels.
- 4. The entire property is within the HP (Hillside Protection) overlay. Any duplex development would be required to adhere to the HP Overlay District standards, and a slope analysis would be performed to establish the maximum disturbable area.

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. The RN-2 district is consistent with the One Year Plan and East City Sector Plan's TDR land use classification.

Action: Approved

Meeting Date: 9/14/2023

**Details of Action:**

**Summary of Action:** Approve the RN-2 (Single-Family Residential Neighborhood) zoning district because it is consistent with the sector plan and surrounding development. The HP (Hillside Protection) overlay would be retained.

**Date of Approval:** 9/14/2023

**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:** 10/17/2023

**Date of Legislative Action, Second Reading:** 10/31/2023

**Ordinance Number:**

**Other Ordinance Number References:** O-149-2023

**Disposition of Case:** Approved

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

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**