

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 9-G-19-RZ **Related File Number:**
Application Filed: 8/7/2019 **Date of Revision:**
Applicant: CALEB AND MAGGIE GIBSON

PROPERTY INFORMATION

General Location: South side of Holston Drive west of Holston Court
Other Parcel Info.:
Tax ID Number: 71 P E 028 **Jurisdiction:** City and County
Size of Tract: 0.4 acres
Accessibility: This property is accessed off a private drive with a pavement width of approximately 11 feet and a right-of-way width of 20 feet. It connects to Holston Drive, a minor collector with a 25-foot pavement width and a right-of-way width that varies from 46 feet to 73 feet in the immediate vicinity.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential
Surrounding Land Use:
Proposed Use: Existing single-family home will remain as is; the residence is a nonconforming use - the rezoning will bring it into compliance **Density:** 2.5 du/ac
Sector Plan: East City **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This section of Holston Road sits just south of Asheville Highway, connecting to it about a quarter of a mile to the east. As such, it contains a variety of commercial uses (animal hospital, auto part retail, car wash, and a pediatrician's office) on the north side, as those parcels have double-frontages along both roads. However, the rear of these establishments face Holston Drive, and few access points are provided. Other uses along Holston Drive include a church with a graveyard, single-family residential homes, a small apartment complex, and a grocery store with a gas station.

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

Street: 4654 Holston Drive
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-3 (General Commercial)
Former Zoning:
Requested Zoning: R-1 (Low Density Residential)
Previous Requests: None noted for this property
Extension of Zone: Yes, to the west
History of Zoning: None noted for this property

PLAN INFORMATION (where applicable)

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: Michelle Portier

Staff Recomm. (Abbr.): Approve R-1 (Low Density Residential District) zoning.

Staff Recomm. (Full): Approve the requested R-1 (Low Density Residential District) zoning since it is consistent with the East City Sector Plan, is compatible with the surrounding zoning, and will bring the property into compliance.

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.This property contains a single-family dwelling, which is not a permitted use within the C-3 zone. The house was built circa 1955.
- 3.This property sits behind the first parcel fronting on Holston Drive. It is accessed from a private road off of Holston Drive and is not visible from the street, making a residential use more suitable for this property than most commercial uses.
- 4.This property is next door to Macedonia United Methodist Church and its graveyard, making a residential use more suitable than many commercial uses.

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

- 1.The R-1 (Low Density Residential District) zone is the most restrictive residential district.
- 2.The proposed amendment to R-1 zoning is intended for low density residential land uses. It allows additional permitted uses by review of the planning commission to include related noncommercial, recreational, religious and educational facilities normally required to provide the basic elements of a balanced and attractive residential area. These areas are intended to be defined and protected from the encroachment of uses not performing a function necessary to the residential environment. Internal stability, attractiveness, order and efficiency are encouraged by providing for adequate light, air, and open space for dwellings and related facilities and through consideration of the proper functional relationship of each element.

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

- 1.R-1 is consistent with surrounding R-1 residential zoning on the south side of Holston Drive.
- 2.The property meets the lot size and lot width requirements of the R-1 zone.

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.This property is designated Low Density Residential in the East City Sector Plan, which lists the R-1 zone as one of the recommended zones in the Planned Growth Area.
- 2.The proposed zoning is consistent with and not in conflict with the other aforementioned plans.

Action: Approved

Meeting Date: 9/12/2019

Details of Action:

Summary of Action: Approve R-1 (Low Density Residential District) zoning.
Date of Approval: 9/12/2019 **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: 10/8/2019 **Date of Legislative Action, Second Reading:** 10/22/2019
Ordinance Number: **Other Ordinance Number References:** O-141-2019
Disposition of Case: Approved **Disposition of Case, Second Reading:** Approved
If "Other": **If "Other":**
Amendments: **Amendments:**
Date of Legislative Appeal: **Effective Date of Ordinance:**