

REZONING REPORT

▶ **FILE #:** 2-B-20-RZ

AGENDA ITEM #: 10

AGENDA DATE: 2/13/2020

▶ **APPLICANT:** STEVEN NAAB (VALIANT ENTERPRISES, LLC)

OWNER(S): Steven Naab / Valiant Enterprises, LLC

TAX ID NUMBER: 58 L D 036 AND 58 035

[View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS: 5023 and 5029 Fowler Ln.

▶ **LOCATION:** **North of Tazewell Pike and east of Jacksboro Pike on the west side of Fowler Lane**

▶ **APPX. SIZE OF TRACT:** **0.7 acres**

SECTOR PLAN: North City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Fowler Lane is a local road with a pavement width that varies from 12 to 19 feet and a right-of-way width of approximately 26 feet.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

▶ **PRESENT ZONING:** **RN-1 (Single-Family Residential Neighborhood)**

▶ **ZONING REQUESTED:** **RN-3 (General Residential Neighborhood)**

▶ **EXISTING LAND USE:** **Agricultural/Forestry/Vacant (vacant property)**

▶ **DENSITY PROPOSED:** **N/A**

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted for this property

SURROUNDING LAND USE AND ZONING: North: Single Family Residential - RN-1 (Single Family Residential Neighborhood) zoning district

South: Office and Single Family Residential - O (Office) and RN-1 (Single Family Residential Neighborhood) zoning districts

East: Single Family Residential - RN-1 (Single Family Residential Neighborhood) zoning district

West: Office and Single Family Residential - O (Office) and RN-1 (Single Family Residential Neighborhood) zoning districts

NEIGHBORHOOD CONTEXT: Fowler Lane is a small, cul-de-sac road with single-family homes along both sides. It is near a commercial node at the corner of Tazewell Pike and Jacksboro Pike to the west, and is across the street from Greenwood Cemetery.

STAFF RECOMMENDATION:

▶ **Approve the RN-3 (General Residential Neighborhood) Zoning District because it is consistent with the sector plan and allows construction of small scale housing.**

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. There is an increased need for small-scale housing. The proposed development would help to meet this need.

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

1. The RN-3 (General Residential Neighborhood) Zoning District is intended to accommodate medium density residential neighborhoods in the City of Knoxville characterized by one and two-family homes. Townhouse dwellings may be allowed by special use approval to facilitate a more urban development form. Limited nonresidential uses that are compatible with the character of the district may also be permitted.

2. RN-3 requires 12,000 square feet for the first three units, then 3,000 square feet for each additional unit. Based on the square footage of the properties, the townhouse development could include up to 9 townhouses maximum and would be required to come before the Planning Commission as a special use application.

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. Fowler Lane is comprised of small lots ranging in size from around 7,200 to 17,700 square feet with single family detached dwellings. The small lot sizes create an area with a higher density that can accommodate townhouse development without compromising the character of the street.

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 request is consistent with the sector plan's MDR designation, which lists RN-3 as one of the recommended zones allowed.

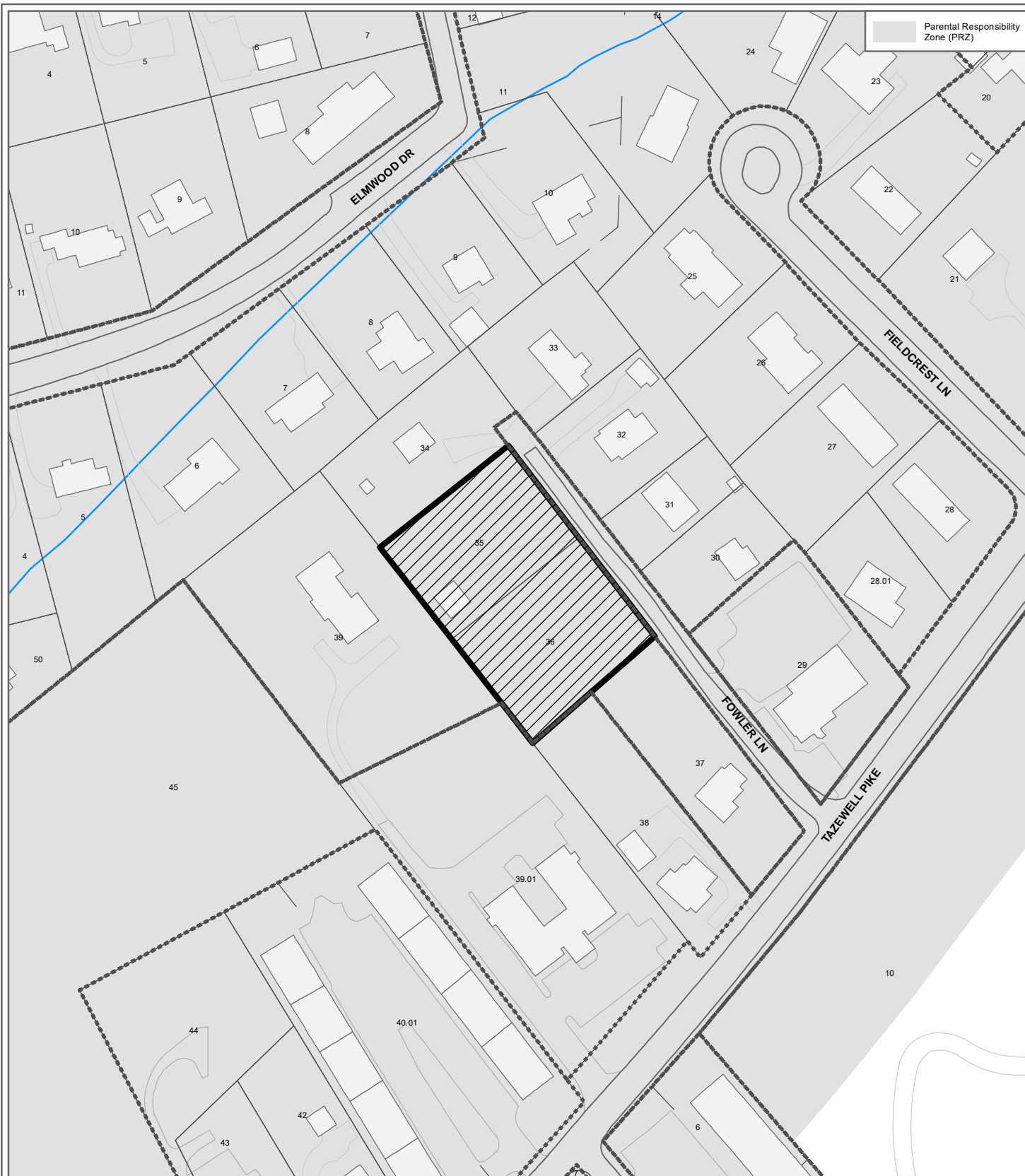
2. The property is located in FEMA Flood Zone X, but it is not located in a floodway or a floodplain.

3. The requested zone is in compliance with all other plans.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 3/12/2019 and 3/26/2019. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



**2-B-20-RZ
REZONING**

From: RN-1 (Single-Family Residential Neighborhood)

To: RN-3 (General Residential Neighborhood)



Petitioner: Naab (Valiant Enterprises, LLC), Steven

Map No: 58

Jurisdiction: City



Original Print Date: 1/13/2020 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

2-B-20-RZ
EXHIBIT A. Contextual Images

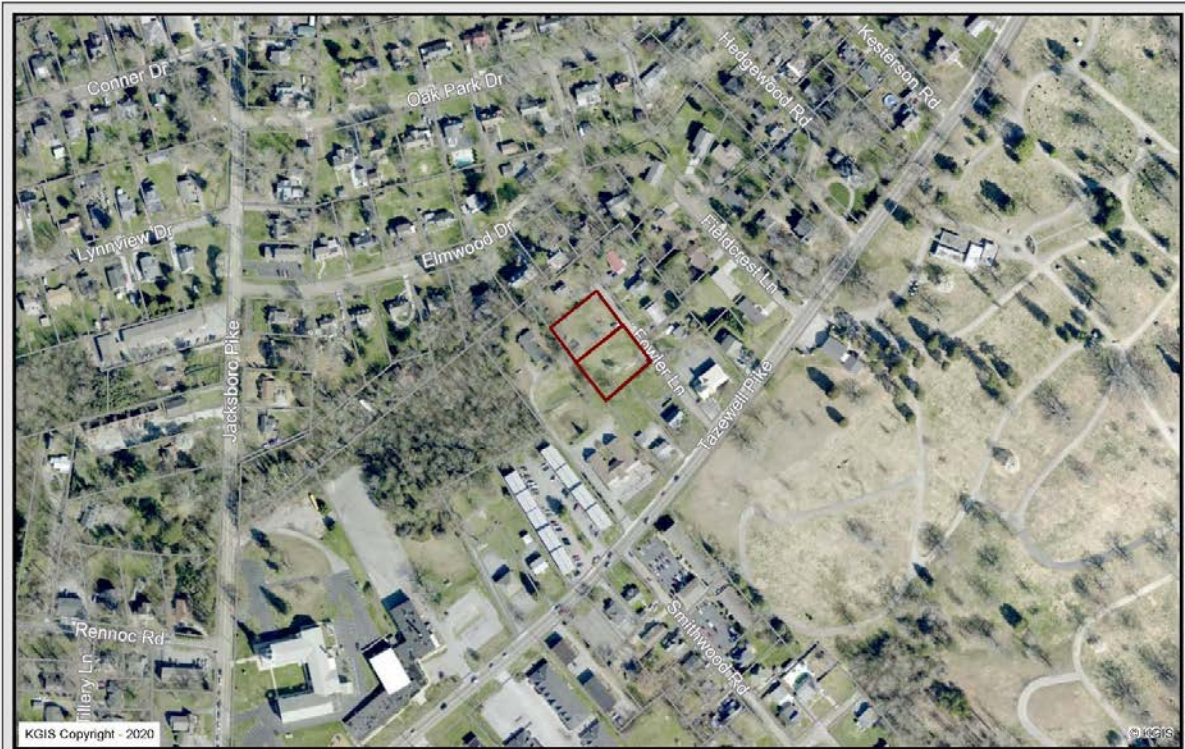


2-B-20-RZ: Location Map
5023 and 5029 Fowler Lane
Knoxville - Knox County - KUB Geographic Information System

Printed: 1/18/2020 at 8:20:08 AM

0 145 200 580
ft

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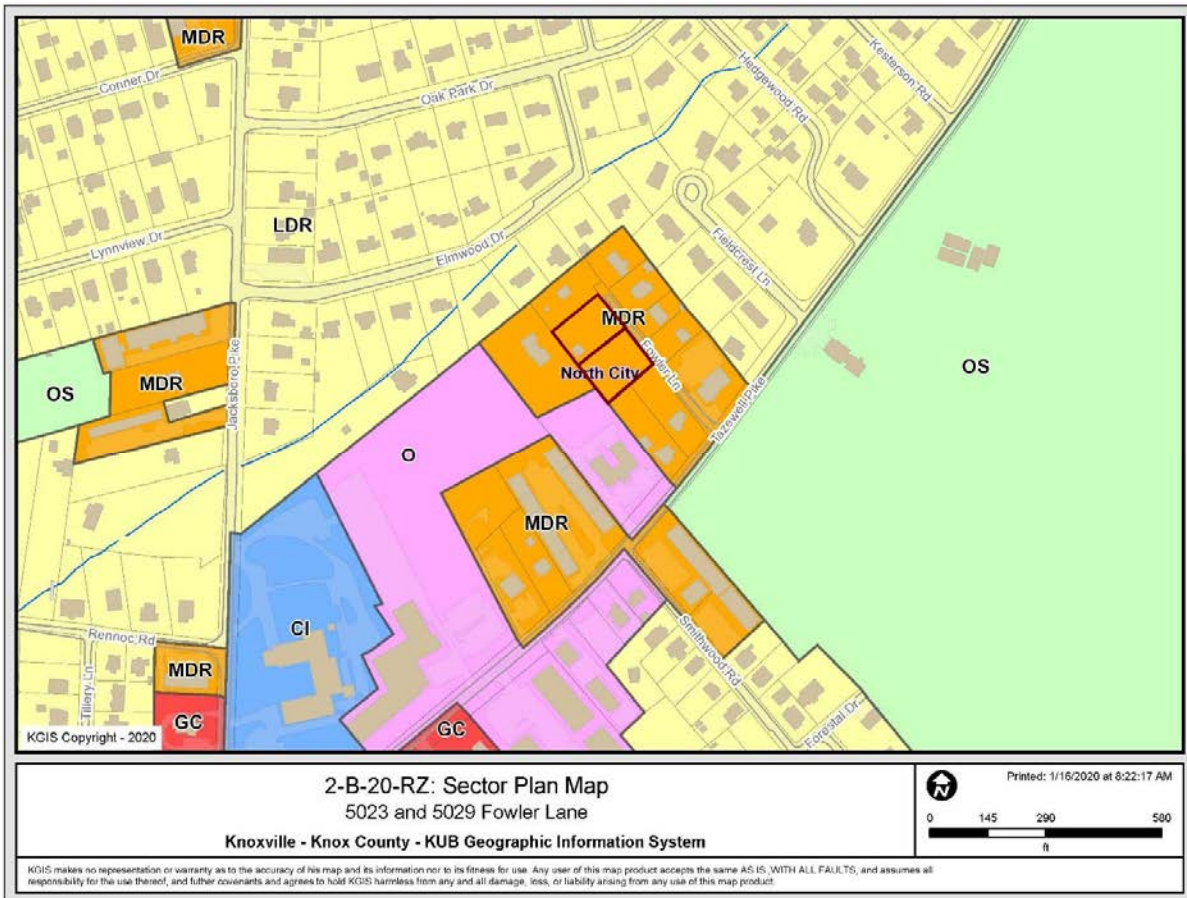
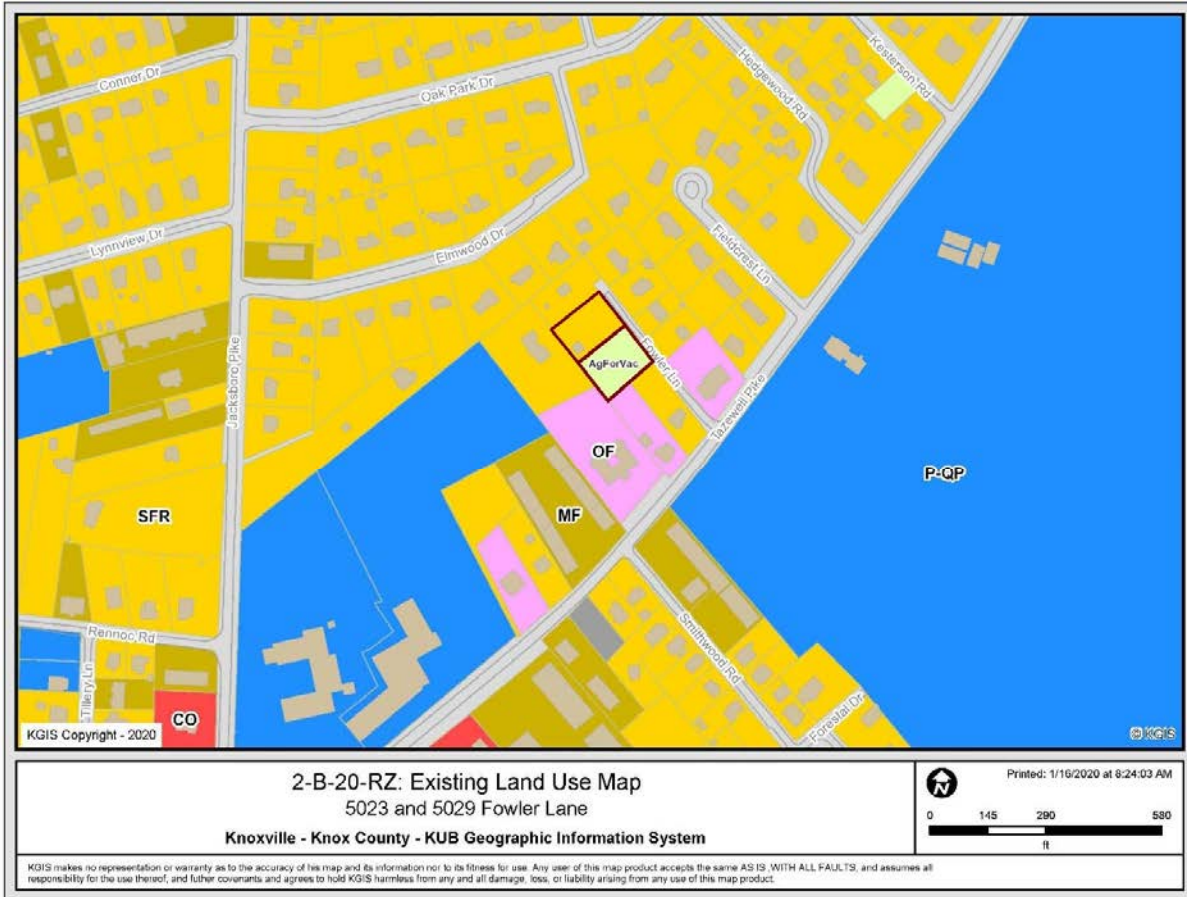
2-B-20-RZ: Aerial Map
5023 and 5029 Fowler Lane
Knoxville - Knox County - KUB Geographic Information System

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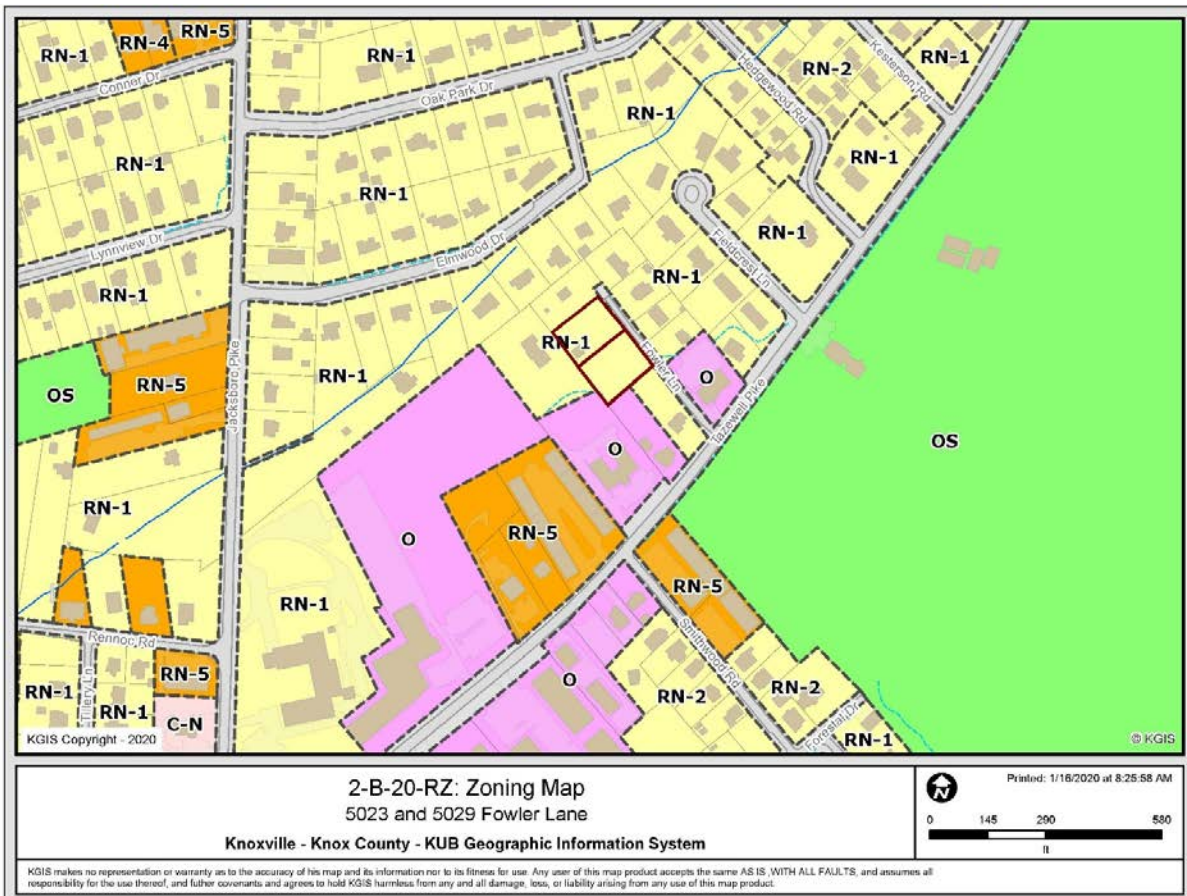
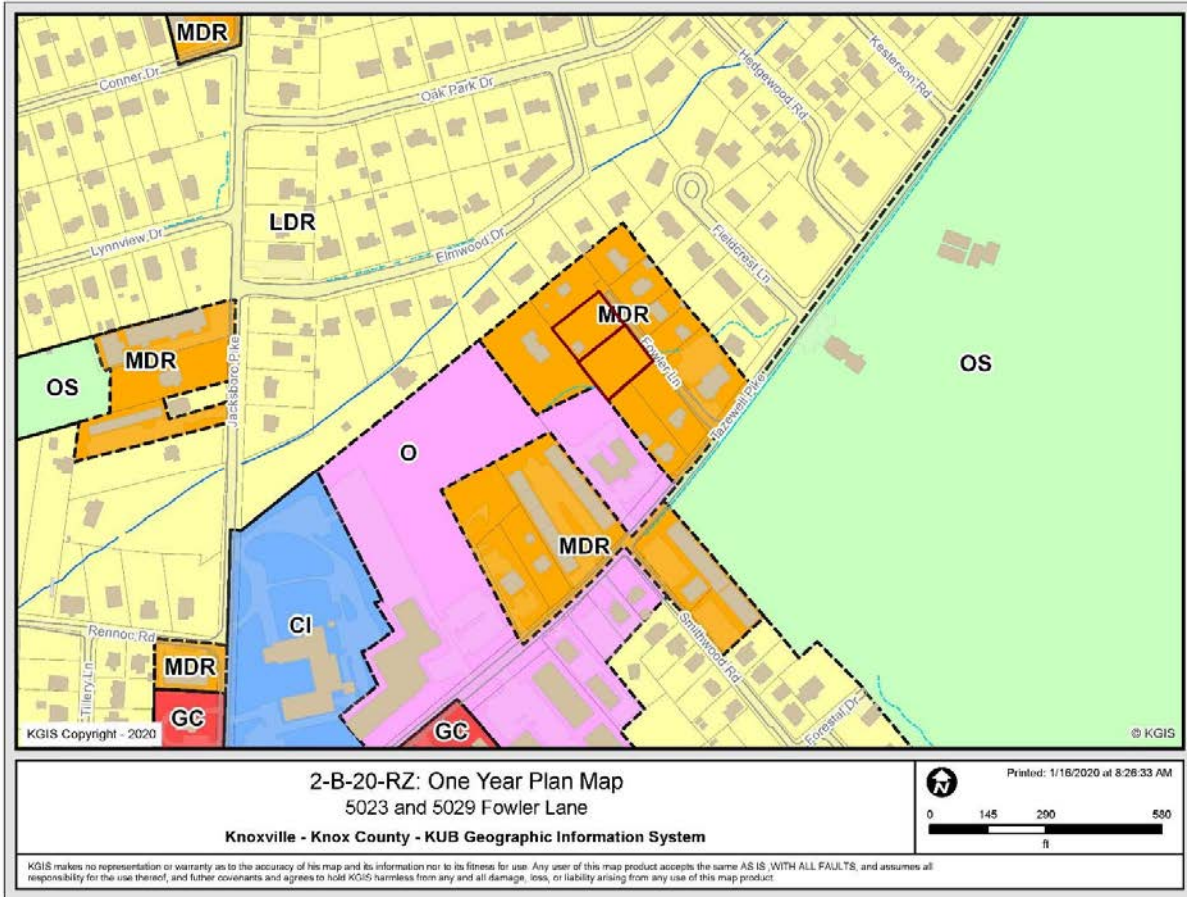
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EXHIBIT A. Contextual Images



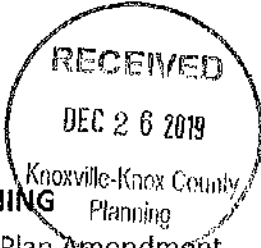
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EXHIBIT A. Contextual Images





DEVELOPMENT REQUEST



DEVELOPMENT

- Development Plan
- Use on Review / Special Use

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning

Applicant Steven Naab (Valiant Enterprises LLC)

Date Filed 12/26/19 Meeting Date (if applicable) 2/13/19 File Number(s) Z-B-20-RZ

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Name Steven Naab Company Valiant Enterprises LLC

Address 507 E Broadway Suite A City Knoxville State TN Zip 37771

Phone 865-696-2311 Email stevna@valiantcustoms.com

CURRENT PROPERTY INFO

Owner Name (if different) Valiant Enterprises LLC Owner Address 507 E Broadway Owner Phone 865-696-2311

Property Address 5023 + 5029 Fowler Lane Parcel ID 058LD036 + 058L0035

General Location North side of Tarzwell Pike, Southwest of Fieldcrest Ln Tract Size 7 acres total

Jurisdiction (specify district above) 4 City County Zoning District R-2

Planning Sector North City Sector Plan Land Use Classification MDR Growth Policy Plan Designation Inside City

Existing Land Use Vacant Septic (Y/N) N Sewer Provider KUB Water Provider KUB

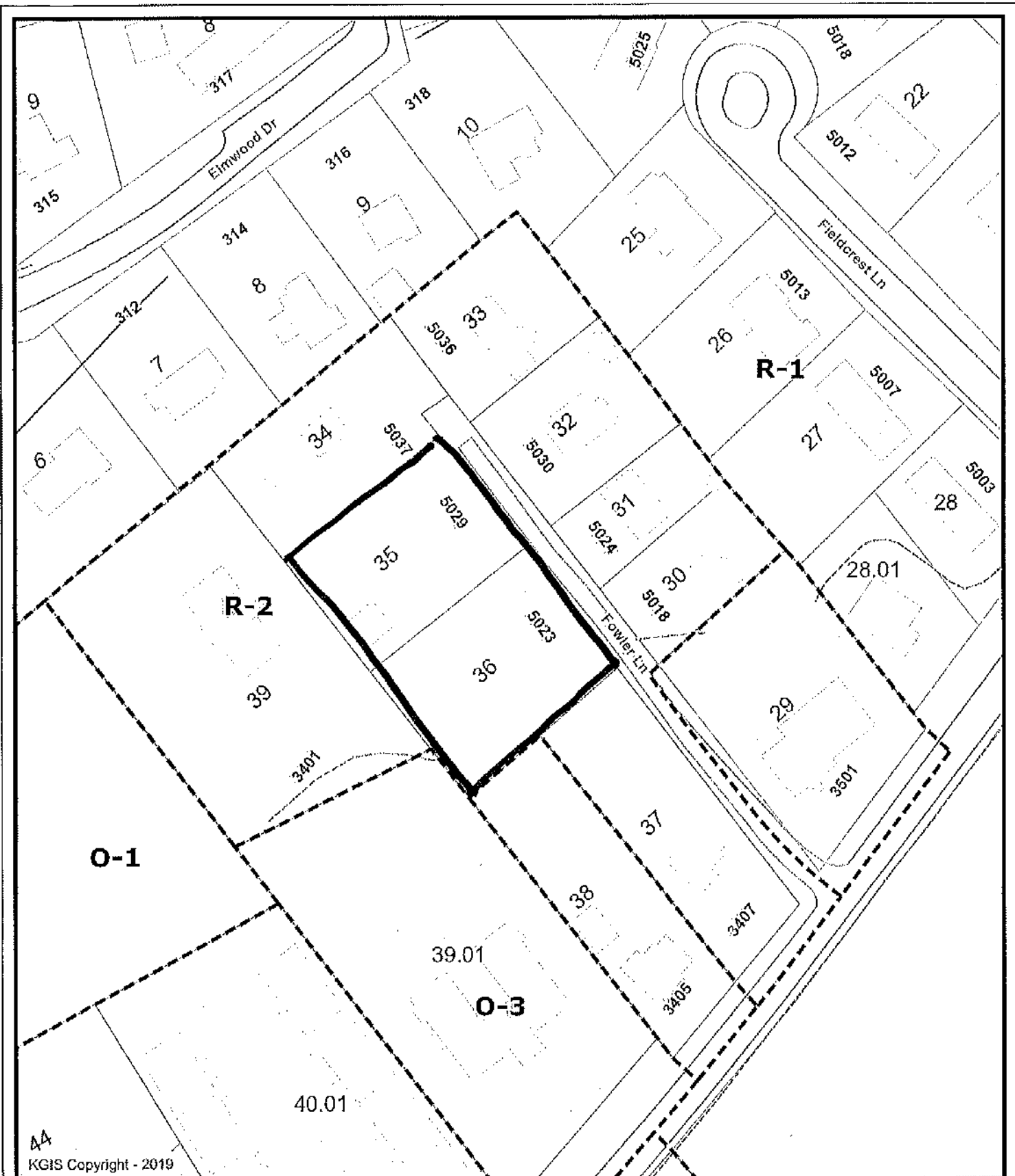
REQUEST

DEVELOPMENT	<input type="checkbox"/> Development Plan <input type="checkbox"/> Use on Review / Special Use <input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential <input type="checkbox"/> Home Occupation (specify): _____ <input type="checkbox"/> Other (specify): _____
SUBDIVISION	<input type="checkbox"/> Proposed Subdivision Name _____ Unit / Phase Number _____ <input type="checkbox"/> Parcel Change <input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel Total Number of Lots Created: _____ <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Attachments / Additional Requirements _____
ZONING	<input checked="" type="checkbox"/> Zoning Change: <u>RN-3</u> <div style="margin-left: 40px;">Proposed Zoning</div> <input type="checkbox"/> Plan Amendment Change: _____ <div style="margin-left: 40px;">Proposed Plan Designation(s)</div> <div style="margin-left: 40px;"><u>town homes</u></div> <input checked="" type="checkbox"/> Proposed Property Use (specify) _____ Proposed Density (units/acre) _____ Previous Rezoning Requests _____ <input type="checkbox"/> Other (specify): _____

STAFF USE ONLY	PLAT TYPE <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	FEE 1: <u>\$0.00</u>	TOTAL: <u>\$0.00</u>
	ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	FEE 2:	
	ADDITIONAL REQUIREMENTS <input type="checkbox"/> Design Plan Certification (Final Plat only) <input type="checkbox"/> Use on Review / Special Use (Concept Plan only) <input type="checkbox"/> Traffic Impact Study	FEE 3:	

AUTHORIZATION

Staff Signature	<u>Michael Reynolds</u> Please Print	<u>12/26/2019</u> Date
Applicant Signature	<u>Steven Naub</u> Please Print	<u>12/26/19</u> Date

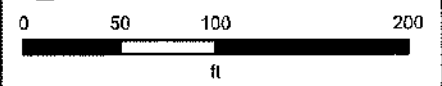


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Letter Portrait

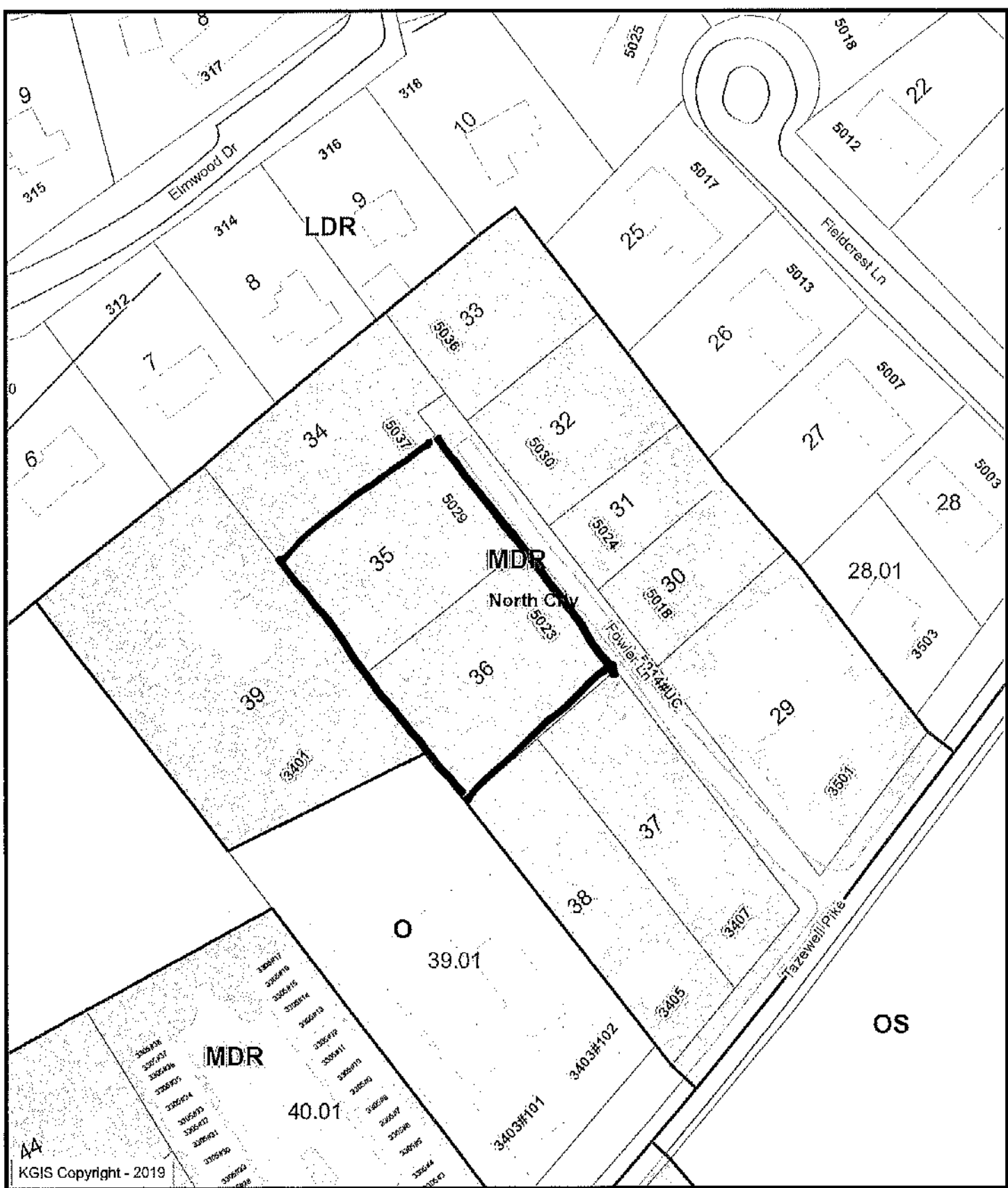


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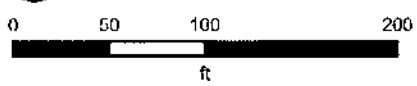
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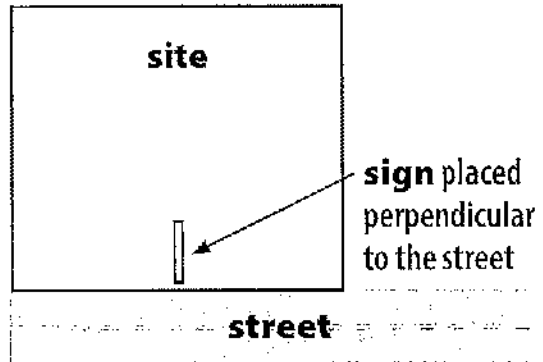
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted Administrative Rules and Procedures.

At the time of application, staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the Planning offices. The applicant will be charged a fee of \$10 for each replacement sign.

LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.



TIMING

The sign(s) must be posted 15 days before the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next Planning Commission meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

Jan 29 (Wed) and Feb 14 (Fri)
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: [Signature] 1/28/20

Printed Name: Steven Naab (Valiant Enterprises LLC)

Phone: _____ Email: _____

Date: 12-26-19

File Number: A-B-20-RZ