

REZONING REPORT

► **FILE #:** 12-B-21-RZ

AGENDA ITEM #: 10

AGENDA DATE: 12/9/2021

► **APPLICANT:** BENCHMARK ASSOCIATES, INC.

OWNER(S): Lorne Hulan II

TAX ID NUMBER: 123 H G 006.00

[View map on KGIS](#)

JURISDICTION: City Council District 1

STREET ADDRESS: 923 Valley Dr.

► **LOCATION:** North of Valley Drive and south of Spring Drive

► **APPX. SIZE OF TRACT:** 0.38 acres

SECTOR PLAN: South City

GROWTH POLICY PLAN:

ACCESSIBILITY: This property is a double fronting lot with access via Valley Dr, a local road with 20-ft of pavement width within a 42-ft right-of-way, and Spring Dr, a local road with 26-ft of pavement width within a 40-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Goose Creek

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

► **ZONING REQUESTED:** RN-2 (Single-Family Residential Neighborhood)

► **EXISTING LAND USE:** Single-family residential

►
EXTENSION OF ZONE: Yes, RN-2 zoning is located adjacent to the west

HISTORY OF ZONING: None noted

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

South: Single-family residential - RN-1 (Single-Family Residential Neighborhood)

East: Single-family residential - RN-1 (Single-Family Residential Neighborhood)

West: Single-family residential - RN-2 (Single-Family Residential Neighborhood)

NEIGHBORHOOD CONTEXT: This property is located in an area that is predominantly residential in character with small and medium sized lots.

STAFF RECOMMENDATION:

► **Approve RN-2 (Single-family Residential Neighborhood) zoning because it is a minor extension and is compatible with existing development.**

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:

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 area primarily consists of single-family residential dwellings on small lots with some larger, more steeply sloped properties located nearby. Rezoning to RN-2 will increase the development potential of this property and is consistent with the development pattern of properties to the west.

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

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

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. This proposed amendment is not anticipated to cause any adverse effects because this proposal is an extension of existing RN-2 zoning located to the west of the property.

2. Lots in this area range in size from 0.14 acres to 0.40 acres in the RN-2 zone, and 0.25 acres to 0.7 acres in the RN-1 zone. It is not anticipated that this amendment will cause any adverse effects because the dimensional standards of the RN-2 zone are consistent with the existing lot sizes in this residential development.

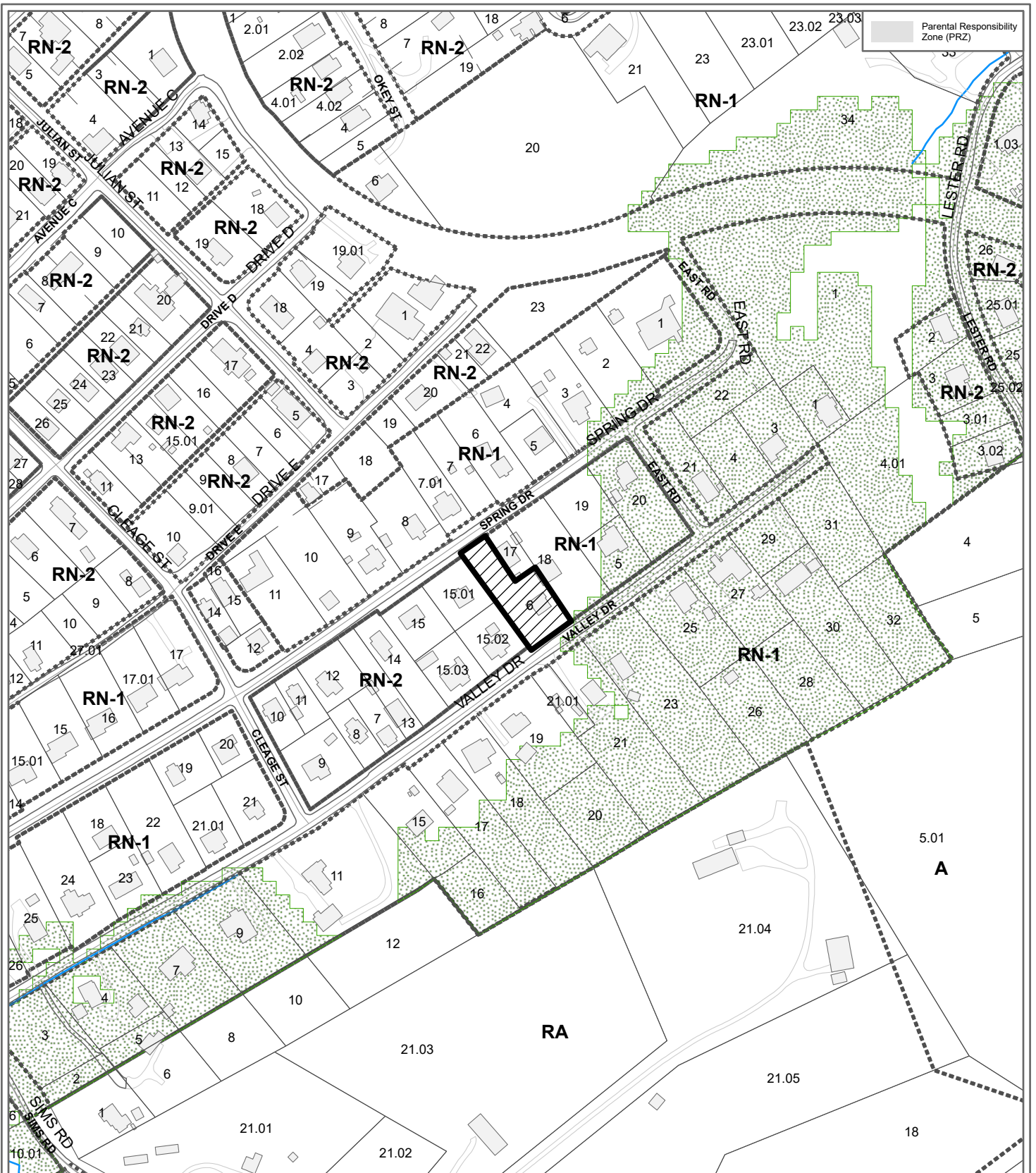
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The South City Sector Plan designates this parcel as LDR (Low Density Residential) classification which supports RN-2 zoning.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 1/11/2022 and 1/25/2022. 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.



12-B-21-RZ REZONING

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

To: RN-2 (Single-Family Residential Neighborhood)



Original Print Date: 11/15/2021

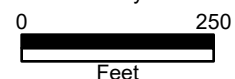
Revised:

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Benchmark Associates, Inc.

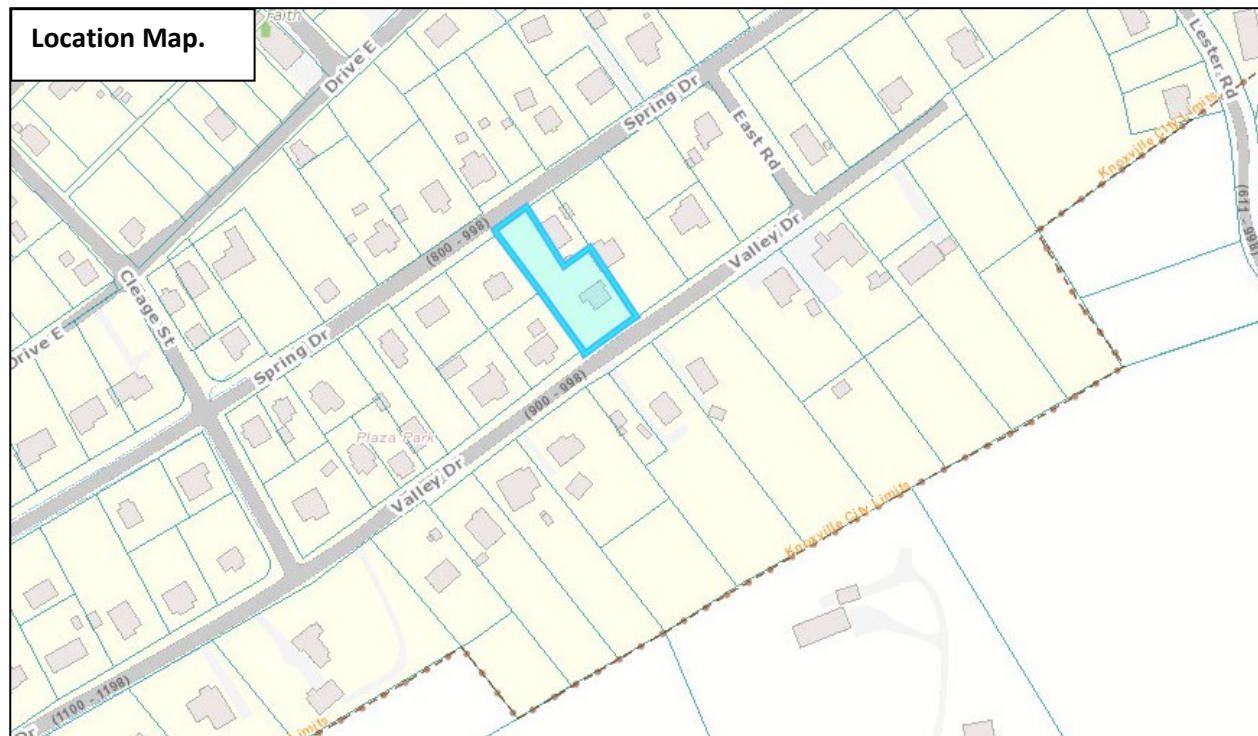
Map No: 123

Jurisdiction: City



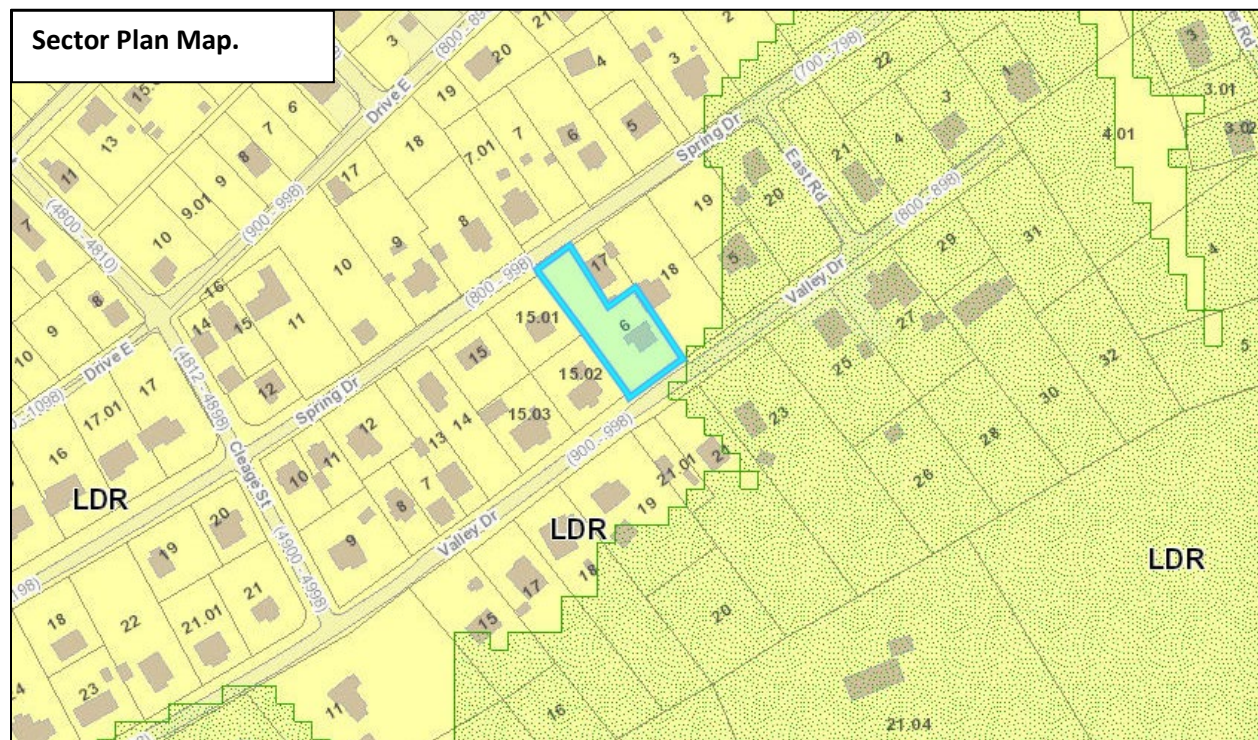
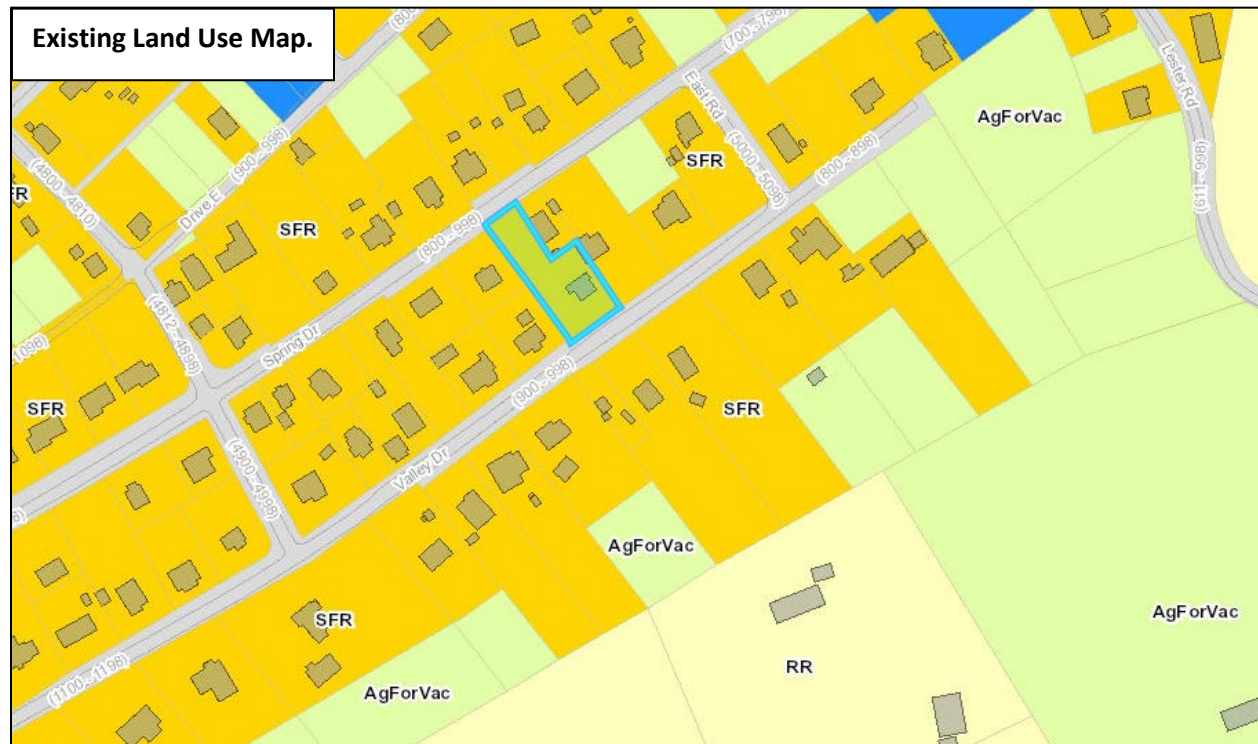
12-B-21-RZ

EXHIBIT A. Contextual Images



12-B-21-RZ

EXHIBIT A. Contextual Images



12-B-21-RZ

EXHIBIT A. Contextual Images

Eagle Eye View of Property.





DEVELOPMENT REQUEST

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☐ Use on Review / Special Use

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☒ Rezoning

Benchmark Associates, Inc.

Consultant

Applicant Name

Affiliation

11 October 2021

09 December 2021

12-B-21-RZ

Date Filed

Meeting Date (if applicable)

File Number(s)

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

Benjamin J. Moorman

Benchmark Associates, Inc.

Name

Company

PO Box 23892

Knoxville

TN

37933

Address

City

State

Zip

865-692-4090

bmoorman@bma-ls.com

Phone

Email

CURRENT PROPERTY INFO

Lorne Hulan II

923 Valley Drive, Knoxville, TN 37920

865-242-8010

Owner Name (if different)

Owner Address

Owner Phone

923 Valley Drive, Knoxville, TN 37920

123HG006.00

Property Address

Parcel ID

N. of Valley Drive & S. of Spring Street

16,785 sq. ft. +/-

General Location

Tract Size

1st Council District

RN-1

Jurisdiction (specify district above)

☒ City ☐ County

Zoning District

South City

LDR

City

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

Residence

N

KUB

KUB

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider



REQUEST

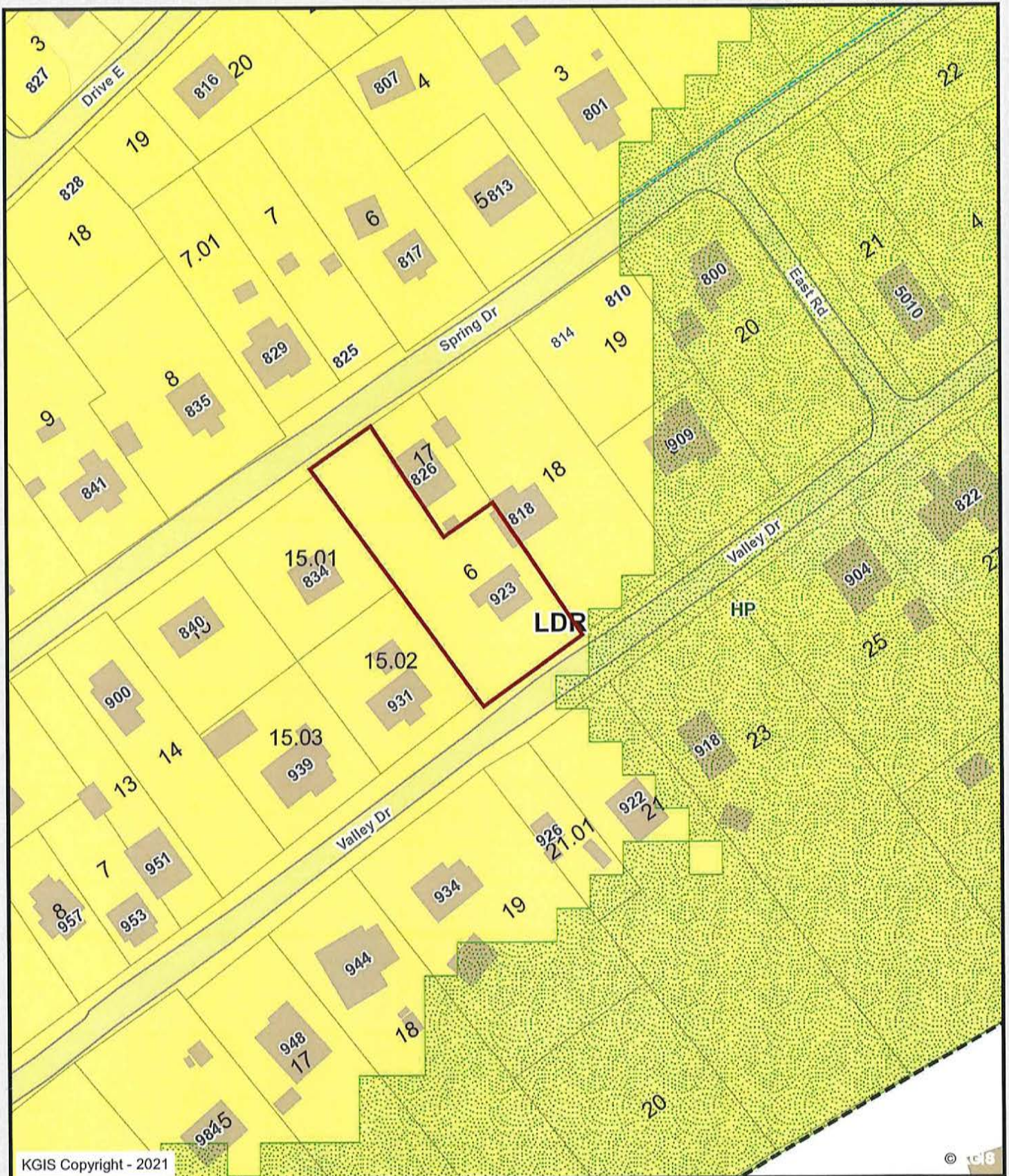
DEVELOPMENT	<input type="checkbox"/> Development Plan <input type="checkbox"/> Use on Review / Special Use <input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential	
	<input type="checkbox"/> Home Occupation (specify): _____	
	<input type="checkbox"/> Other (specify): _____	
SUBDIVISION	<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: RN-2 Proposed Zoning _____	
	<input type="checkbox"/> Plan Amendment Change: _____ Proposed Plan Designation(s) _____	
	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:	TOTAL:
	ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	0324 600.00	
	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 2:	
		FEE 3:	\$600.00

AUTHORIZATION

By signing below, I certify I am the property owner, applicant or the owners authorized representative.

 Applicant Signature	Benjamin J. Moorman Please Print	11 October 2021 Date
865-692-4090 Phone Number	bmoorman@bma-ls.com Email	
 Staff Signature	SHERRY MUCHENIZ Please Print	10/11/21 Date



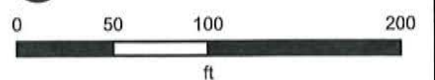
one year plan

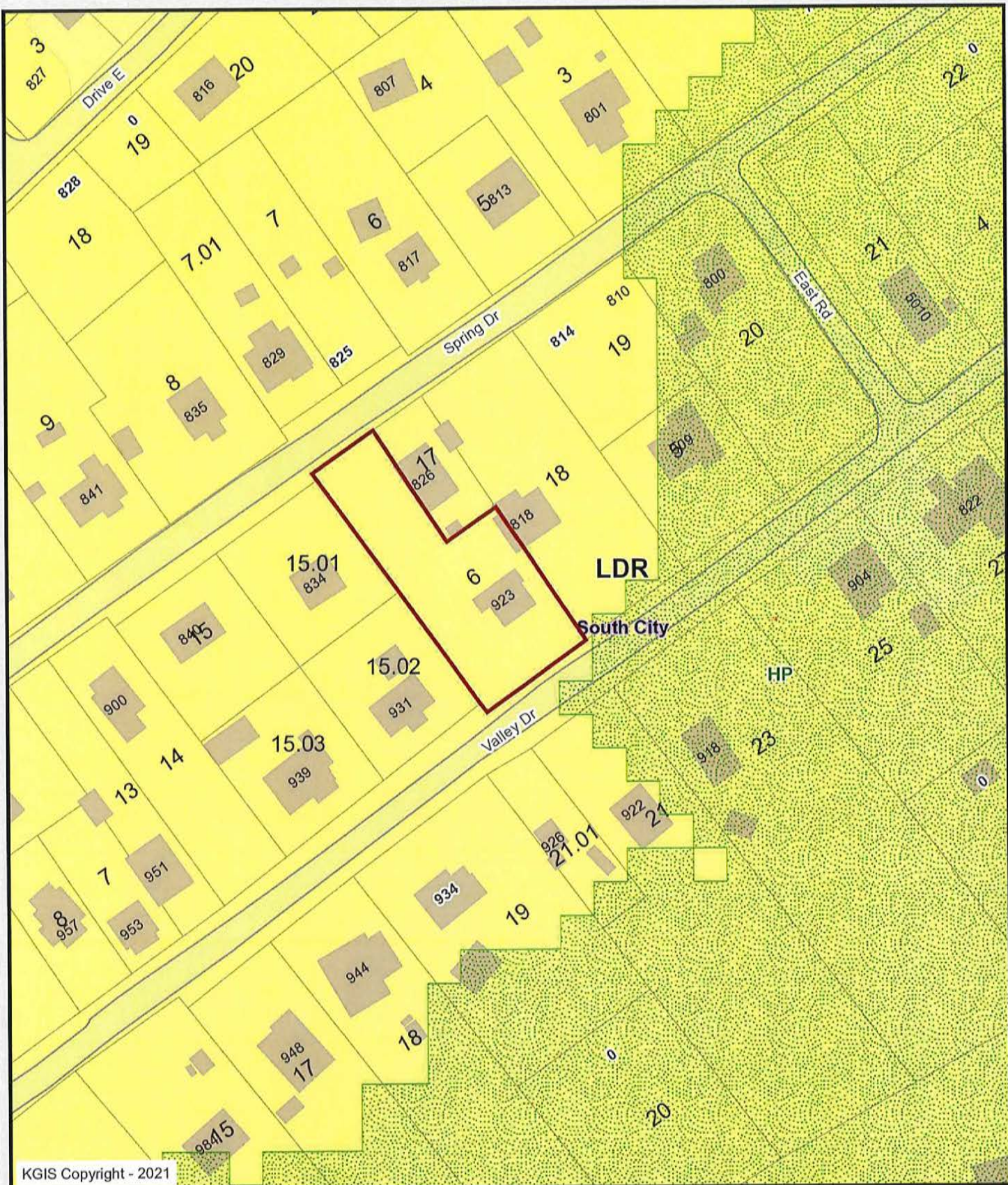
Knoxville - Knox County - KUB Geographic Information System

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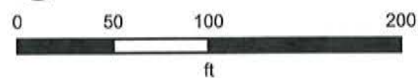


sector





Knoxville - Knox County - KUB Geographic Information System



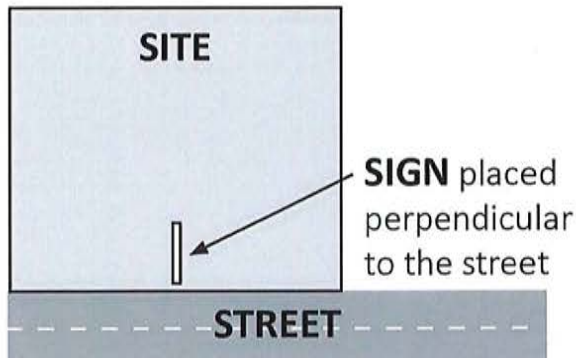
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Land Use Classification	Map Color	Description	Location Criteria	Recommended Zoning By Growth Plan Area	One Year Plan Permitted Zones
Low Density Residential (LDR)		This type of land use is primarily residential in character at densities of less than six (6) dwelling units per acre (city) and less than five (5) dwelling units per acre (county). Conventional post-1950 residential development (i.e. large-lot, low-density subdivisions) and attached condominiums are typical.	<ul style="list-style-type: none"> Land served by water and sewer utilities and by collector roads Slopes less than 25 percent 	<p>City of Knoxville Zones: AG, RN-1, EN, RN-2, RN-3</p> <p>Knox County Rural Area: N/A</p> <p>Knox County Planned Growth Boundary (PGB): RA, RAE, A, RB, PR less than 5 du/ac</p> <p>Knox County Urban Growth Boundary (UGB): RA, RAE, A, RB, PR less than 5 du/ac</p>	City of Knoxville Zones: AG, RN-1, EN, RN-2, RN-3
Medium Density Residential (MDR)		Such land uses are primarily residential at densities from 6 to 24 dwelling units per acre (city) and 5 to 12 dwelling units per acre (county). Attached houses, including townhouses and apartments are typical. Mobile home parks are another form of this land use.	<ul style="list-style-type: none"> Near community activity centers, including uses such as schools and colleges, parks, and community commercial/office nodes As transitional areas between commercial development and low density residential neighborhoods Site with less than 15 percent slopes Along or near corridors that are served by or proposed to be served by transit, with densities proposed to be above 12 dwelling units per acre and to be served by sidewalks 	<p>City of Knoxville Zones: AG RN-3, RN-4, RN-5</p> <p>Knox County Rural Area: N/A</p> <p>Knox County Planned Growth Boundary (PGB): PR 6 to 12 du/ac</p> <p>Knox County Urban Growth Boundary (UGB): PR 6 to 12 du/ac</p>	City of Knoxville Zones: RN-2, RN-3, RN-4, RN-5
High Density Residential (HDR)		This land use is primarily characterized by apartment and/or mixed use development at densities greater than 24 dwelling units per acre.	<ul style="list-style-type: none"> On major collector and arterial streets, adjacent to regional shopping and major office districts (office sites allowing four or more stories); these sites must be identified in sector or small area plans Within the CBD or its adjacent areas, such as portions of the Morningside community Relatively flat sites (less than 10 percent slopes) Along corridors with transit and sidewalks 	<p>City of Knoxville Zones: RN-5, RN-6, RN-7, D-K</p> <p>Knox County Rural Area: N/A</p> <p>Knox County Planned Growth Boundary (PGB): TC (with densities greater than 24 du/ac), PR above 12 du/ac</p> <p>Knox County Urban Growth Boundary (UGB): TC (with densities greater than 24 du/ac), PR above 12 du/ac</p>	City of Knoxville Zones: RN-5, RN-6, RN-7, D-K
Medium Density Residential / Office (MDR/O)		Office and medium residential uses typically have similar development characteristics: scale of buildings, areas devoted to parking, yard spaces and location requirements (on arterials/collectors). These uses provide a buffer to low density residential areas, particularly when located adjacent to an arterial/collector or as a transition between commercial uses and a neighborhood.	<ul style="list-style-type: none"> Near community activity centers, including uses such as schools and colleges, parks, and community commercial/office nodes As transitional areas between commercial development and low density residential neighborhoods Site with less than 15 percent slopes Along or near corridors that are served by or proposed to be served by transit, with densities proposed to be above 12 dwelling units per acre and to be served by sidewalks 	<p>City of Knoxville Zones: AG RN-3, RN-4, RN-5, RN-6, O</p> <p>Knox County Rural Area: N/A</p> <p>Knox County Planned Growth Boundary (PGB): OB, PR 6 to 12 du/ac</p> <p>Knox County Urban Growth Boundary (UGB): OB, PR 6 to 12 du/ac</p>	City of Knoxville Zones: RN-2, RN-3, RN-4, RN-5, RN-6, O

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, 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 **not less than 12 days prior to 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 not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

Nov. 24 (Wed) and Dec 10, 2021 (Fri)
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Benchmark Assoc., Inc

Date: 10-12-21

File Number: 12-B-21-RZ



Sign posted by Staff



Sign posted by Applicant