

REZONING REPORT

▶ **FILE #:** 2-B-21-RZ

AGENDA ITEM #: 10

AGENDA DATE: 2/11/2021

▶ **APPLICANT:** JOAN NEWMAN
 OWNER(S): Joan Newman / New Again Properties, LLC

TAX ID NUMBER: 57 M A 020 [View map on KGIS](#)

JURISDICTION: City Council District 5

STREET ADDRESS: 622 & 624 Dry Gap Pk.

▶ **LOCATION:** South side of Dry Gap Pk., south of Haynes Sterchi Rd.

▶ **APPX. SIZE OF TRACT:** 1.5 acres

SECTOR PLAN: North City

GROWTH POLICY PLAN: Within City limits

ACCESSIBILITY: Dry Gap Pike is a major collector with a 17-ft pavement width within a 45-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Beaver Creek

▶ **PRESENT ZONING:** AG (Agricultural)

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

▶ **EXISTING LAND USE:** Two detached single family houses are located on this parcel.

▶
 EXTENSION OF ZONE: Yes, RN-1 zoning is adjacent to the west.
 HISTORY OF ZONING: This property was annexed into the City and zoned A-1 in 2002 (5-O-02-RZ).
 SURROUNDING LAND USE AND ZONING:
 North: Rural residential - A (Agricultural) zone in County
 South: Single family residential - RB (General Residential) in Knox County
 East: Single family residential - AG (Agricultural) District in City of Knoxville
 West: Single family residential - RN-1 (Single Family Residential) in City of Knoxville
 NEIGHBORHOOD CONTEXT: The surrounding area is comprised of single family detached residential dwellings. Side roads contain subdivisions while Dry Gap Pike is lined with single family residential lots on both sides.

STAFF RECOMMENDATION:

▶ **Approve RN-1 (Single Family Residential Neighborhood) zoning because it is consistent with the North City Sector Plan designation and with surrounding development.**

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 GENERALLY:

1. The City of Knoxville continues to grow, as does demand for a variety of housing types. The proposed rezoning would create an opportunity to meet this need.

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

1. The RN-1 (Single-Family Residential Neighborhood) 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. Limited nonresidential uses that are compatible with the character of the district may also be permitted.

2. The RN-1 zone is more aligned with development in the area than the existing AG (Agricultural) zone, which is intended to "provide for agricultural uses that comprise an important part of the economy of Knoxville. The intent is to permit lands best suited for agriculture to be used for agriculture purposes, and prevent the encroachment of incompatible land uses on farm lands and protect the physical and economic well-being of agricultural operations." In this case, the housing is existing and is not an encroachment.

3. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

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. Neighboring lots to the west are zoned RN-1 and vary in size from 0.30 ac to 0.70 ac. Lots off of side streets vary in size, though most are between 0.20 and 0.50 acres. The RN-1 zone has a minimum lot size of 10,000 square feet (or 0.23 acres), which is consistent with the smaller lot sizes in the area.

2. Built out at the maximum capacity, this property could accommodate up to 6 dwelling units.

3. This property is on the City-County boundary line, so surrounding properties are in both jurisdictions. County lots are zoned RB (General Residential) and A (Agriculture), and City lots are zoned RN-1, though there is also RN-2 (Single Family Residential) in the general vicinity. Given the mix of residential zoning already present, including the adjacent RN-1 zone, additional RN-1 zoning in this area is not expected to create any adverse impacts on surrounding properties.

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 North City Sector Plan's LDR (Low Density Residential) designation supports RN-1 zoning.

2. The requested zoning is not in conflict with any of the 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 3/9/2021 and 3/23/2021. 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-21-RZ
REZONING**

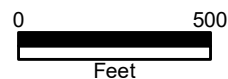
Petitioner: Newman, Joan



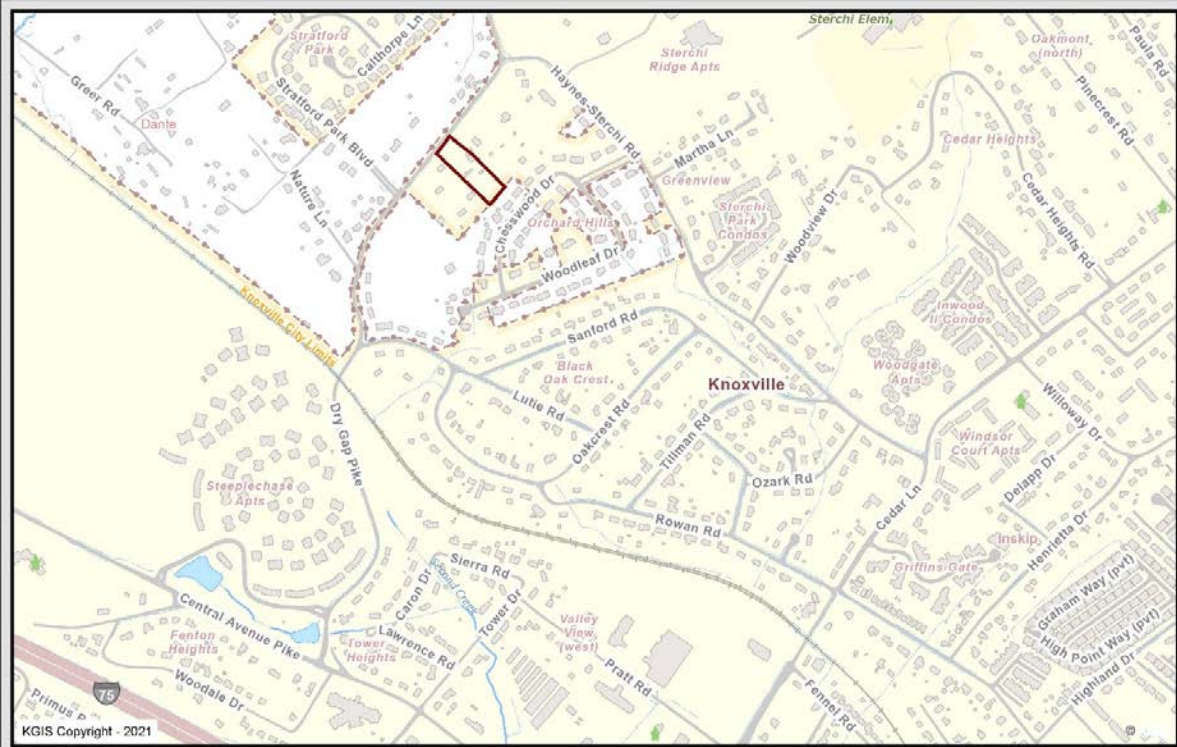
From: AG (Agricultural)
To: RN-1 (Single-Family Residential Neighborhood)

Map No: 57
Jurisdiction: City

Original Print Date: 1/6/2021 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



2-B-21-RZ
EXHIBIT A. Contextual Images



2-B-21-RZ: Location Map
622 and 624 Dry Gap Pike
Knoxville - Knox County - KUB Geographic Information System

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0 355 710 1,420
ft

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2-B-21-TOS: Aerial Map
622 and 624 Dry Gap Pike
Knoxville - Knox County - KUB Geographic Information System

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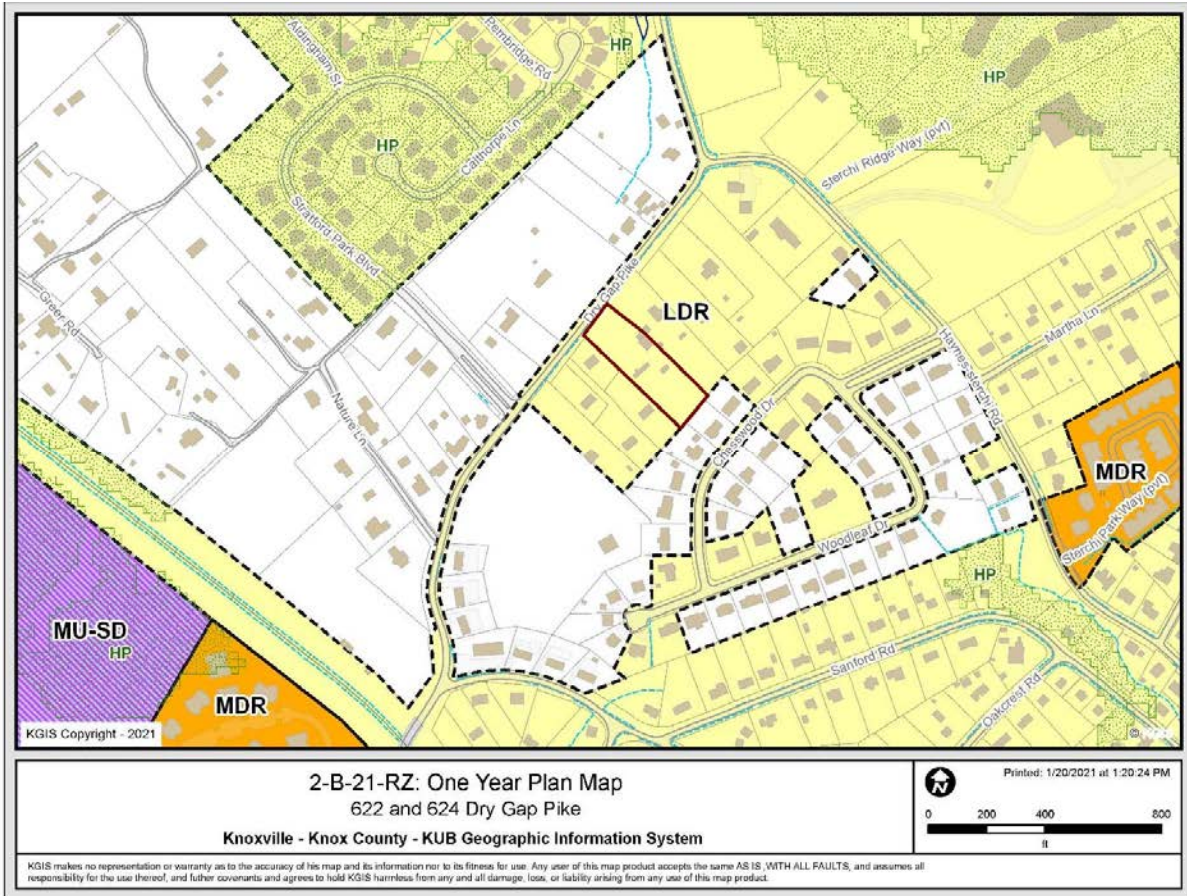
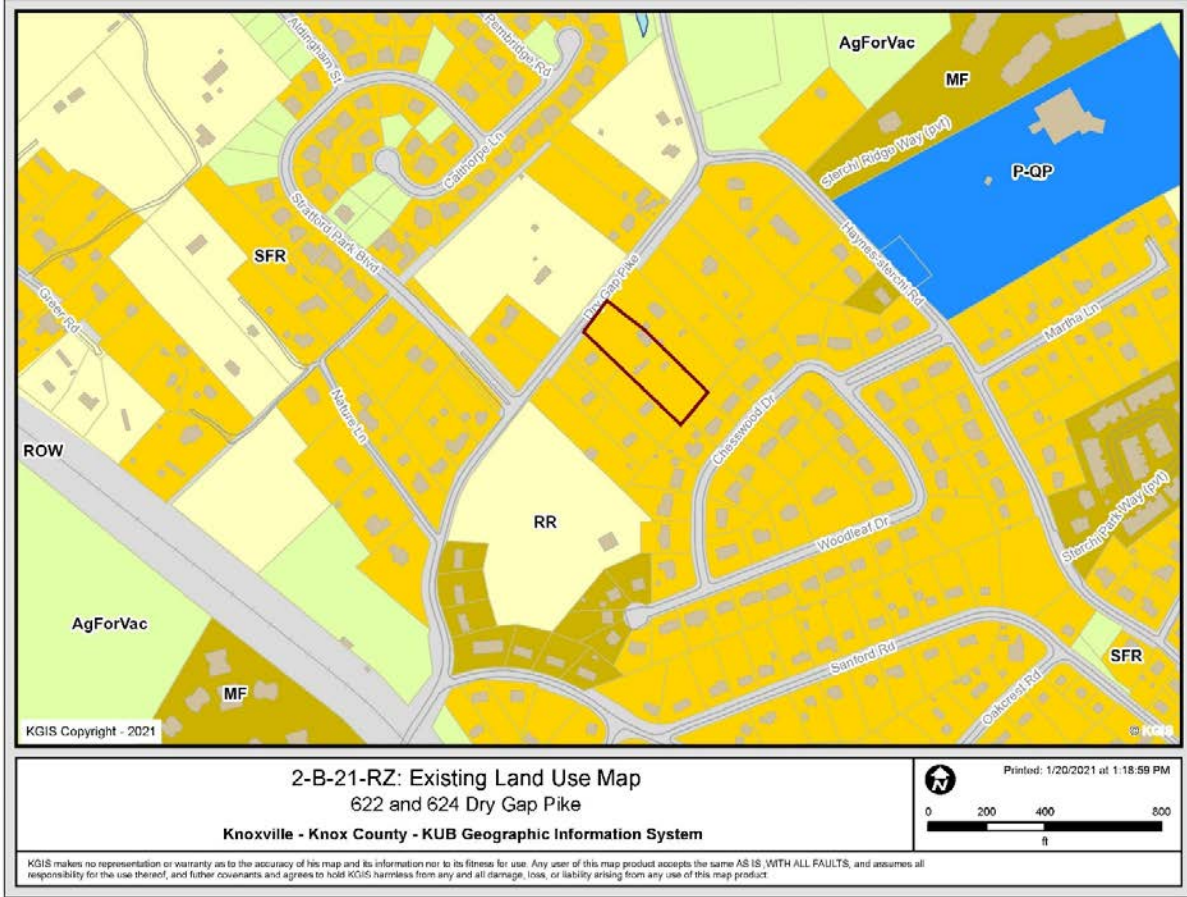
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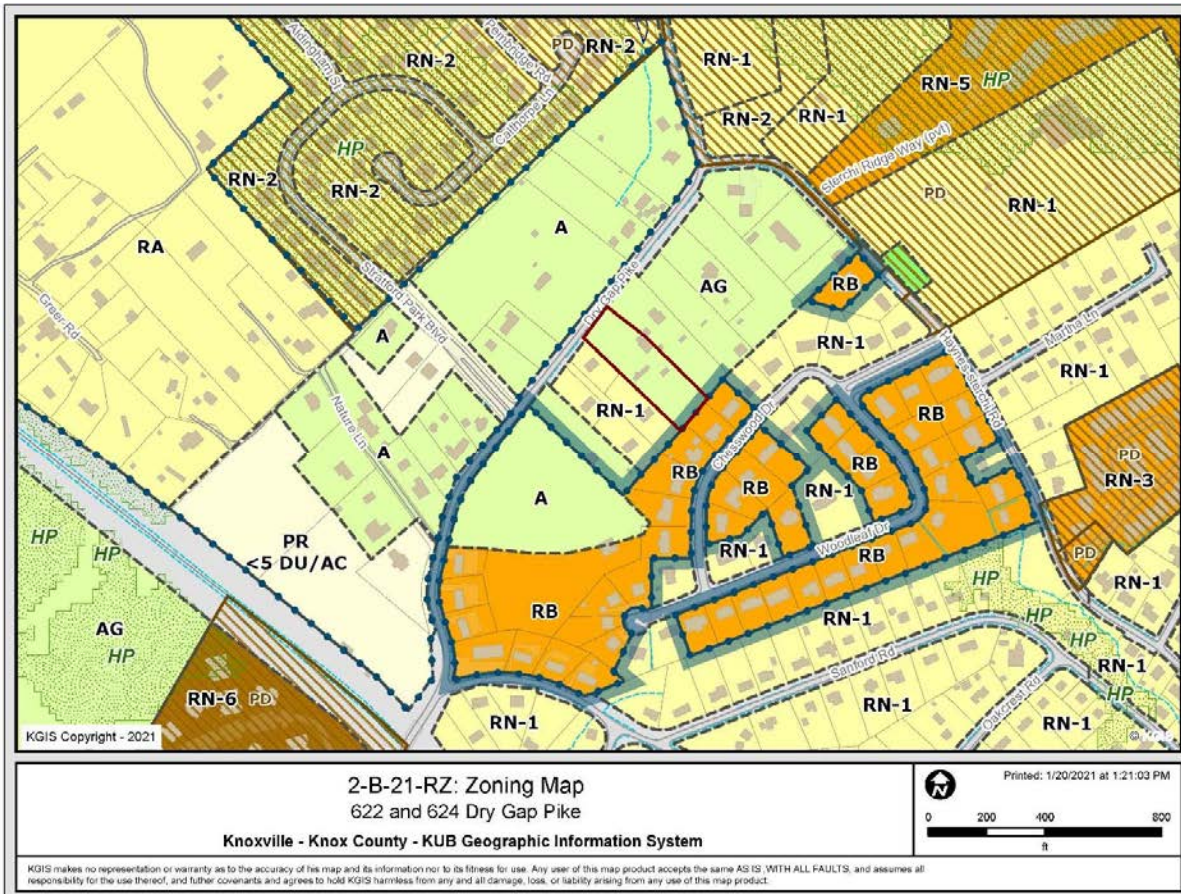
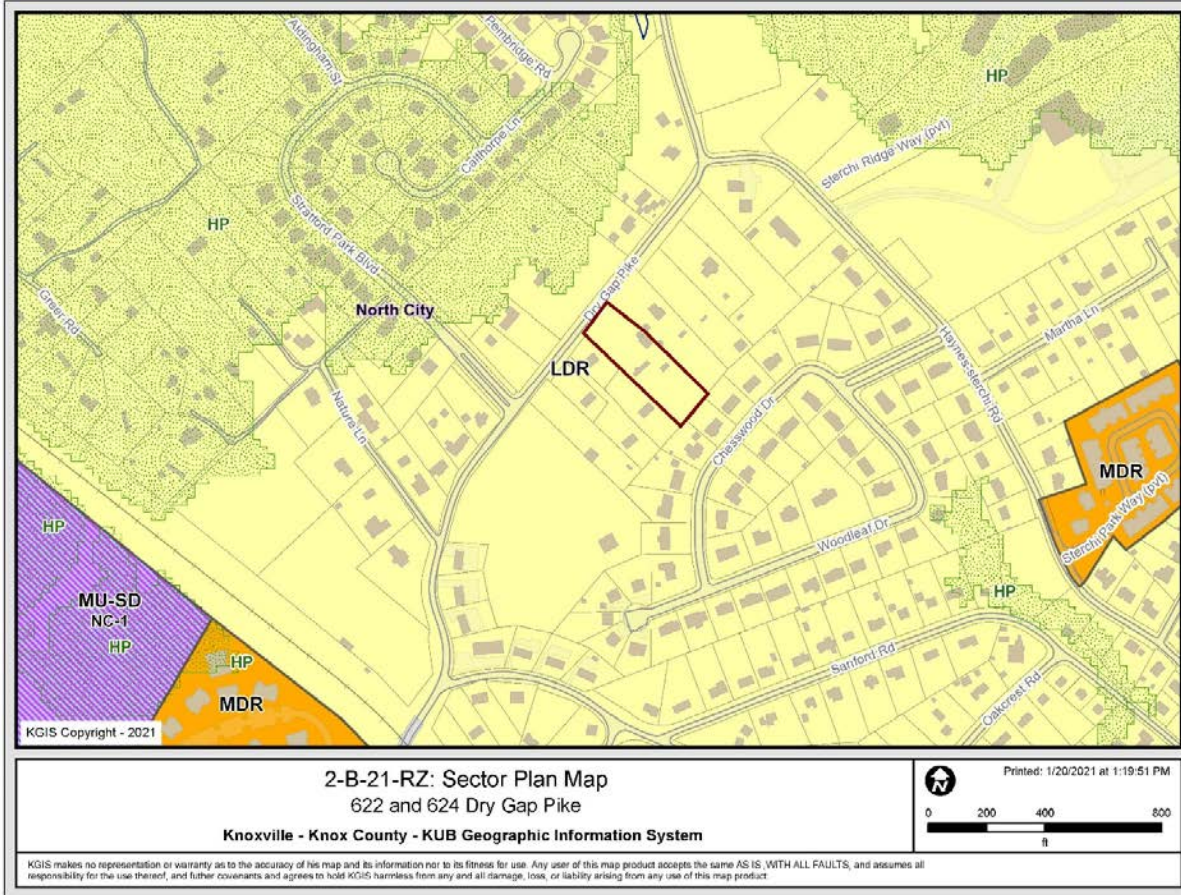
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2-B-21-RZ

EXHIBIT A. Contextual Images



2-B-21-RZ
EXHIBIT A. Contextual Images





Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP
 - OYP
- Rezoning

Joan Newman

Applicant Name

Affiliation

12/17/2020

12/28/2020

Date Filed

Meeting Date (if applicable)

File Number(s)

2-B-21-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

Joan Newman

New Again Properties, LLC

Name

Company

194 Bull Run Rd.

Luttrell

TN

37779

Address

City

State

ZIP

8656078027

jnewman@pstcc.edu

Phone

Email

CURRENT PROPERTY INFO

Joan Newman

same as above

same

Owner Name (if different)

Owner Address

Owner Phone

622 and 624 Dry Gap Pike Knoxville, TN 37912

057MA020

Property Address

Parcel ID

STAFF USE ONLY

S/S of Dry Gap Pike , due South of Haynes Sterchi Rd

1.5 ac.

General Location

Tract Size

5th

AG

Jurisdiction (specify district above)

- City
- County

Zoning District

North City

LDR

Urban

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

SFR

N

KUB

KUB

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider

DEVELOPMENT REQUEST

- Development Plan
 Use on Review / Special Use
 Hillside Protection COA
 Residential
 Non-Residential

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Unit / Phase Number _____

- Combine Parcels
 Divide Parcel

Total Number of Lots Created _____

Other (specify) _____

Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

- Zoning Change
 RN-1
 Proposed Zoning

- Plan Amendment Change
 Proposed Plan Designation(s)

5-0-02-RZ

Proposed Density (units/acre) _____

Previous Rezoning Requests _____

Other (specify) _____

Pending Plat File Number

STAFF USE ONLY

PLAT TYPE

- Staff Review
 Planning Commission

ATTACHMENTS

- Property Owners / Option Holders
 Variance Request

ADDITIONAL REQUIREMENTS

- Design Plan Certification (*Final Plat*)
 Use on Review / Special Use (*Concept Plan*)
 Traffic Impact Study
 COA Checklist (*Hillside Protection*)

| Fee 1 | Total |
|---------------|--------|
| 0324 600.00 | 600.00 |
| Fee 2 | |
| Fee 3 | |

AUTHORIZATION

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

Joan Newman

Digitally signed by Joan Newman
Date: 2020.12.17 11:05:47 -05'00'

Joan Newman

12/17/2020

Applicant Signature

Please Print

Date

8656078027

jnewman@pstcc.edu

Phone Number

Email

Marc Payne

Digitally signed by Marc Payne
Date: 2020.12.17 14:44:57 -05'00'

Marc Payne

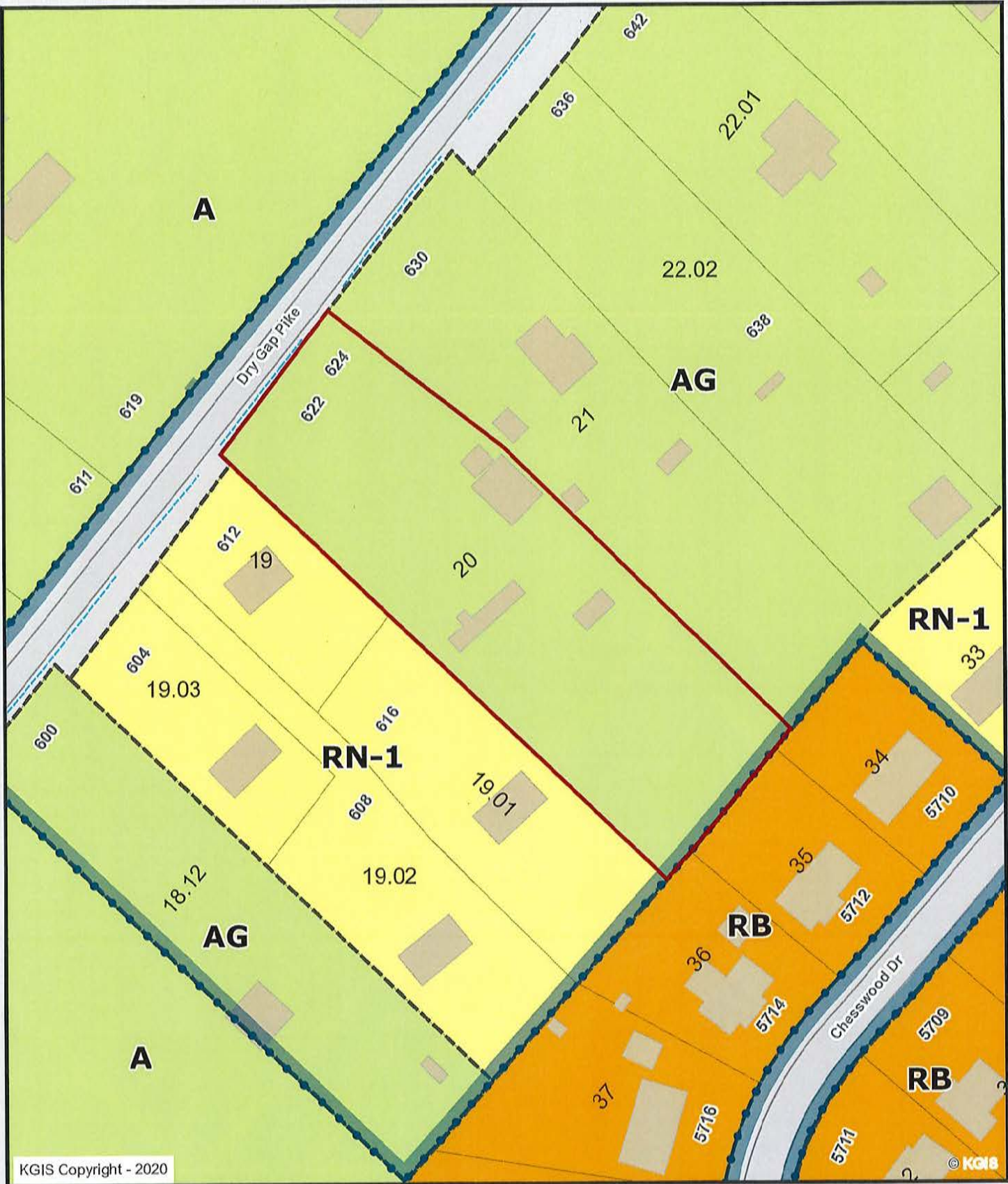
12/17/2020

Staff Signature

Please Print

Date

Emily took payment 12/21/20



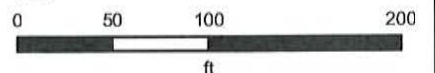
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