

REZONING REPORT

► **FILE #:** 10-Q-21-RZ

AGENDA ITEM #: 23

AGENDA DATE: 10/14/2021

► **APPLICANT:** T DEAN LARUE

OWNER(S): Mark Toney

TAX ID NUMBER: 133 C D 023

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 7700 Pinner Dr.

► **LOCATION:** North side of Pinner Drive, west side of Morrell Road

► **APPX. SIZE OF TRACT:** 25256 square feet

SECTOR PLAN: West City

GROWTH POLICY PLAN: N/A (Inside City Limits)

ACCESSIBILITY: This property is located on the corner of Morrell Rd, a minor arterial road with 30-ft of pavement width within a 50-ft right-of way, and Pinner Dr, a local road with 17-ft of pavement width within a 50-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Fourth 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: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING:
North: Single-family residential - RN-1 (Single-Family Residential)
South: Single-family residential - RN-1 (Single-Family Residential)
East: Public-quasi-public - INST (Institutional)
West: Multi-family - RN-1 (Single-Family Residential)

NEIGHBORHOOD CONTEXT: This property is located in a residential neighborhood made up of primarily single-family dwellings with some two-family dwellings located to the west. Rocky Hill Elementary School is located directly across the street on Morrell Road and Rocky Hill Ballfield is located approximately 1000-ft to the south-west.

STAFF RECOMMENDATION:

► **Approve RN-2 (Single-family Residential) zoning because the uses and standards are compatible with existing development in the area, and to provide additional opportunity for housing in walkable areas near schools.**

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 proposed rezoning helps meet the demand for housing in areas well served by infrastructure, schools, and other services.

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

1. The RN-2 (Single-family Residential Neighborhood) District is intended to accommodate low density single-family residential development on relatively small lots with smaller setbacks. Two-family dwellings may also be allowed by special use approval.

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. The proposed re-zoning to RN-2 is not anticipated to adversely affect adjacent properties since the area is predominantly residential in character.

2. The allowable density and lot size of RN-2 is compatible with other residential development in the area. Some smaller lot residential development has occurred nearby to the west under RN-2 and RA zoning.

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 West City Sector Plan designates this parcel as LDR (Low Density Residential) land use classification which is supportive of 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 11/16/2021 and 11/30/2021. 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.



10-Q-21-RZ REZONING

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

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



Original Print Date: 9/9/2021

Revised:

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

Petitioner: T Dean Larue

Map No: 133

Jurisdiction: City

0 500
Feet





Request to Postpone • Table • Withdraw

Name of Applicant: T. DEAN LARUE
AS IT APPEARS ON THE CURRENT PLANNING COMMISSION AGENDA

Original File Number(s): 10-Q-21-RZ

Date Scheduled for Planning Review: 10-14-21

Date Request Filed: 10/12/21 Request Accepted by: J. E. S.

PAID

REQUEST

☒ **Postpone**

Please postpone the above application(s) until:

11-10-21

DATE OF FUTURE PUBLIC MEETING

☐ **Table**

Please table the above application(s).

☐ **Withdraw**

Please withdraw the above application(s).

State reason for request:

Settling Estate

Eligible for Fee Refund? ☐ Yes ☐ No

Amount: _____

Approved by: _____

Date: _____

APPLICATION AUTHORIZATION

I hereby certify that I am the property owner, applicant, or applicant's authorized representative.

Signature: [Signature]

PLEASE PRINT

Name: T. DEAN LARUE

Address: 1176 WESTLAND GARDEN

City: KNOX State: TN Zip: 37822

Telephone: 865-300-3326

Fax: —

E-mail: DLARUE@CBTN.COM

PLEASE NOTE

Consistent with the guidelines set forth in Planning's *Administrative Rules and Procedures*:

POSTPONEMENTS

Any first time (new) Planning application is eligible for one automatic postponement. This request is for 30 days only and does not require Planning approval if received no later than 3:30 p.m. on the Friday prior to the Planning Commission meeting. All other postponement requests must be acted upon by Planning before they can be officially postponed to a future public meeting.

TABLINGS

Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled.

WITHDRAWALS

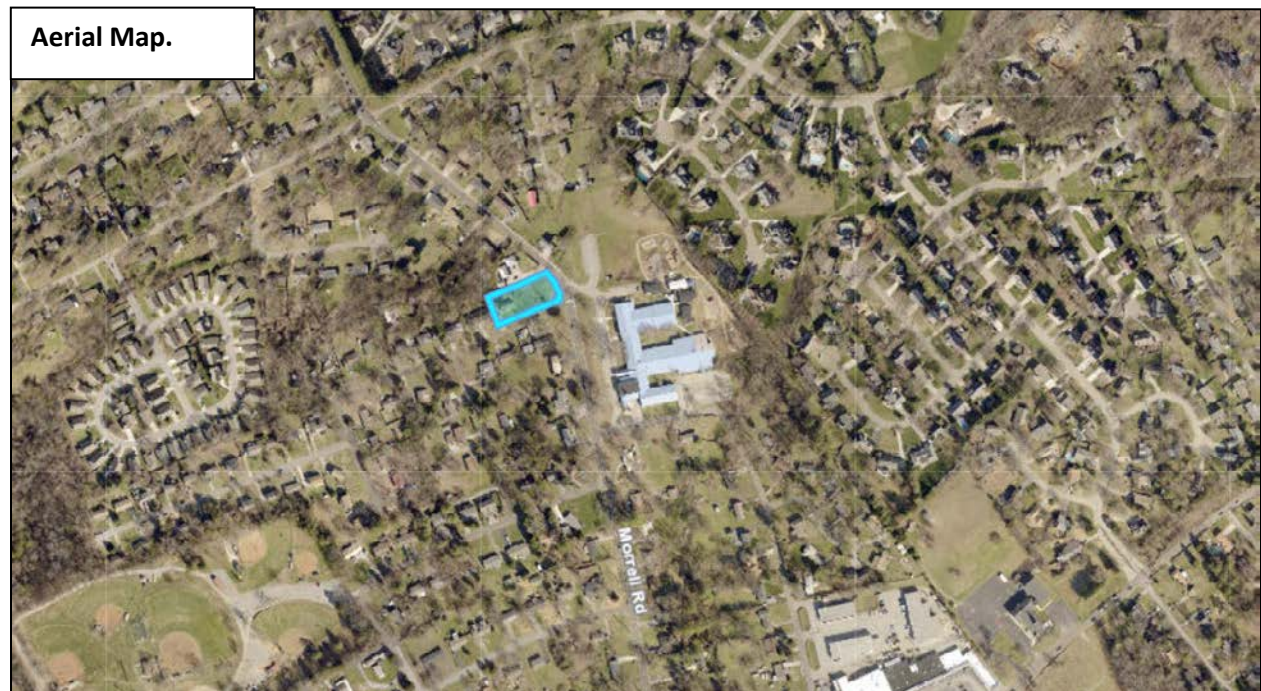
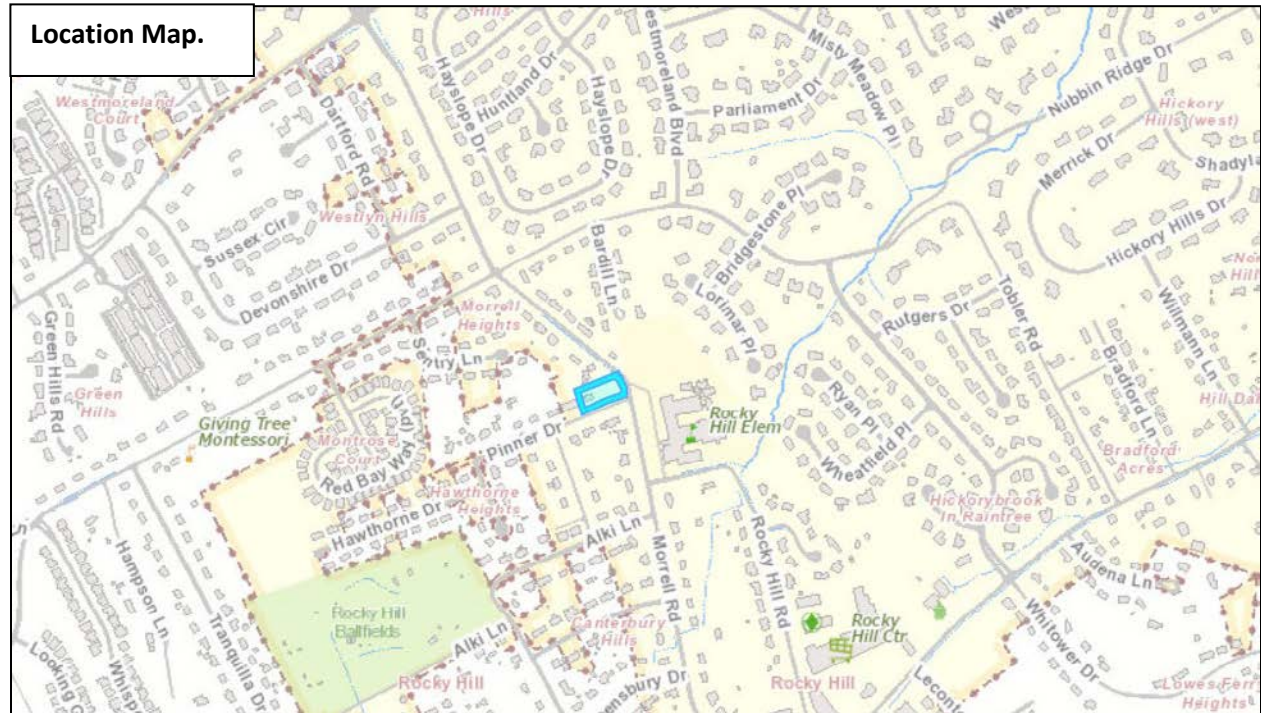
Any item is eligible for automatic withdrawal. A request for withdrawal must be received no later than 3:30p.m. on the Friday prior to the Planning Commission meeting. Withdrawal requests that do not meet these guidelines must be acted upon by Planning Commission before they can be officially withdrawn.

Any new item withdrawn may be eligible for a fee refund according to the following:

Application withdrawal with fee refund will be permitted only if a written request is received prior to public notice. This request must be approved by either the Executive Director, or the Planning Services Manager. Applications may be withdrawn after this time, but without fee refund.

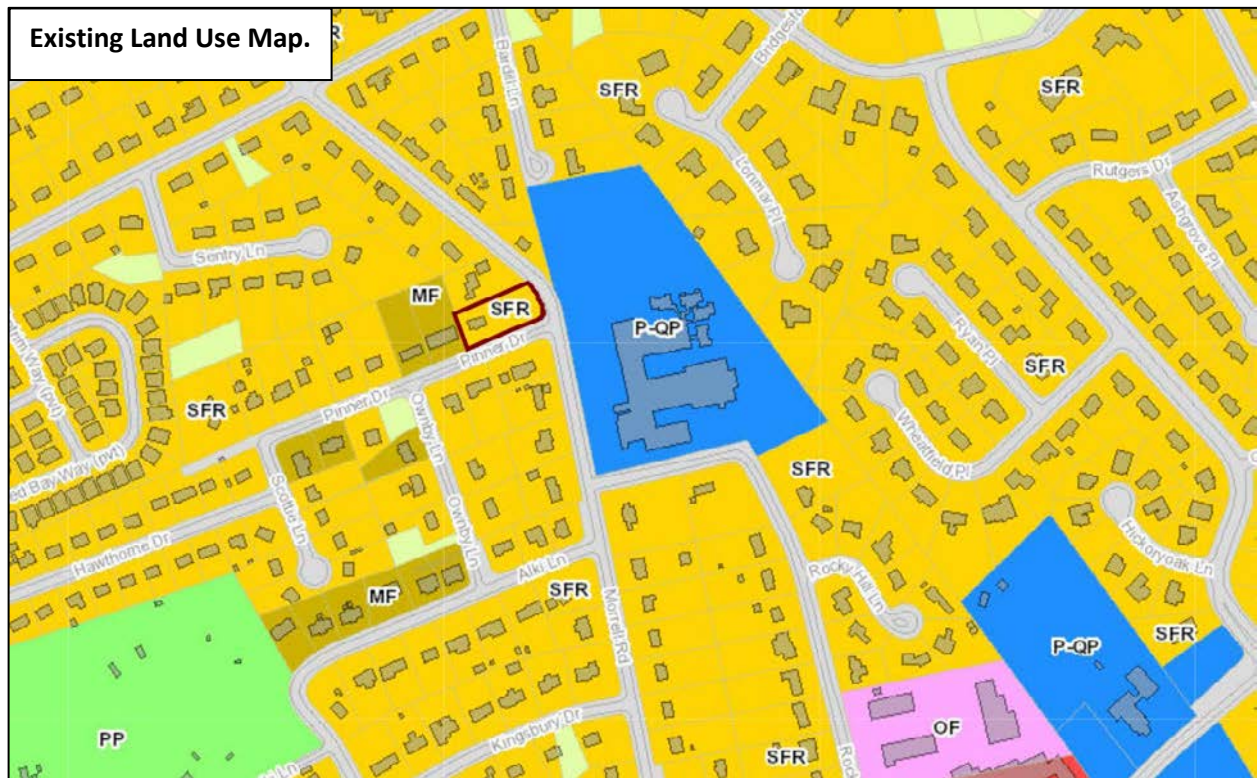
10-Q-21-RZ

EXHIBIT A. Contextual Images



10-Q-21-RZ

EXHIBIT A. Contextual Images



10-Q-21-RZ

EXHIBIT A. Contextual Images

Eagle Eye View of Property.





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

T DEAN LARUE

Applicant

Applicant Name

Affiliation

08/30/2021

10/14/2021

File Number(s)

Date Filed

Meeting Date (if applicable)

10-Q-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

T DEAN LARUE

Name

Company

1176 WESTLAND GARDENS BLVD

KNOXILLE

TN

37922

Address

City

State

ZIP

8653003326

DLARUE@CBTN.COM

Phone

Email

CURRENT PROPERTY INFO

Mark Toney

7700 Pinner Dr

8652557272

Owner Name (if different)

Owner Address

Owner Phone

7700 Pinner Dr

133CD-023

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

North side of Pinner Drive, West side of Morrell Road

25,256 sq. ft. +/-

General Location

Tract Size

☒ City ☐ County

2nd

RN-1

SFR

District

Zoning District

Existing Land Use

West City

LDR

City

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

December 2020

DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Use on Review / Special Use <input type="checkbox"/> Hillside Protection COA <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Non-Residential Home Occupation (specify) _____ Other (specify) _____	Related City Permit Number(s)
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SUBDIVISION REQUEST

Proposed Subdivision Name _____ Unit / Phase Number _____ <input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel <input type="checkbox"/> Other (specify) _____ <input type="checkbox"/> Attachments / Additional Requirements _____	Related Rezoning File Number Total Number of Lots Created _____
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ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change RN2 Proposed Zoning _____ <input type="checkbox"/> Plan Amendment Change Proposed Plan Designation(s) NA Proposed Density (units/acre) _____ Previous Rezoning Requests _____ <input type="checkbox"/> Other (specify) _____	Pending Plat File Number
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STAFF USE ONLY

PLAT TYPE <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request ADDITIONAL REQUIREMENTS <input type="checkbox"/> Design Plan Certification (<i>Final Plat</i>) <input type="checkbox"/> Use on Review / Special Use (<i>Concept Plan</i>) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist (<i>Hillside Protection</i>)	<table border="1"><tr><td>Fee 1</td><td></td><td rowspan="3">Total \$600.00</td></tr><tr><td>0324</td><td>\$600.00</td></tr><tr><td>Fee 2</td><td></td></tr><tr><td>Fee 3</td><td></td><td></td></tr></table>	Fee 1		Total \$600.00	0324	\$600.00	Fee 2		Fee 3		
Fee 1		Total \$600.00									
0324	\$600.00										
Fee 2											
Fee 3											

AUTHORIZATION

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

	T DEAN LARUE Please Print	08/30/2021 Date
Applicant Signature		
8653003326 	dlarue@cbtn.com Email	
Phone Number		
	Marc Payne Please Print	8/31/2021 Date
Staff Signature		