

REZONING REPORT

► **FILE #:** 12-G-22-RZ

AGENDA ITEM #: 12

AGENDA DATE: 12/8/2022

► **APPLICANT:** ANTONIO HUTCHINSON

OWNER(S): Antonio Hutchinson A&A Property Management

TAX ID NUMBER: 82 M B 028

[View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 2909 BROOKS AVE

► **LOCATION:** NW of Brooks Ave, southeast of Boyds Bridge Pk

► **APPX. SIZE OF TRACT:** 16030 square feet

SECTOR PLAN: East City

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

ACCESSIBILITY: Access is via Brooks Avenue, a minor arterial with a pavement width of 20-ft within a right-of-way width of 60-ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Williams 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

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Multifamily - 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 area is primarily a mix of single family family residential with RN-1 and RN-2 zoning.

STAFF RECOMMENDATION:

► **Approve RN-2 (Single-Family Residential Neighborhood) zoning because it is consistent with the surrounding development.**

COMMENTS:

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.3, 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. Local data sources and national data trends note an increased demand for a range of housing opportunities. The RN-2 zone allows lot sizes for single-family residential to have a minimum size of 5,000 sq.ft. which will allow the existing houses to be legally subdivided into separate lots.

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

1. The RN-2 zoning district is intended to accommodate low density single-family residential development on relatively small lots with smaller setbacks. Duplexes and compatible nonresidential uses may also be permitted.
2. Two existing single family homes are located on the lot to be rezoned to RN-2, which could allow each house to be subdivided onto a separate lot.

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. There are not adverse impacts anticipated with the proposed RN-2 zoning district. The district standards enforce development that would be compatible with the surrounding residential land uses.
2. RN-2 zoning is also adjacent to this area.

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 proposed rezoning is consistent with the East City Sector Plan's LDR (Low Density Residential) land use classification for this area.
2. The RN-2 zoning district at this site is not in conflict with any other adopted plans or policies.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 1/10/2023 and 1/24/2023. 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-G-22-RZ REZONING

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

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



Petitioner: Antonio Hutchinson

Map No: 82

Jurisdiction: City



Original Print Date: 11/15/2022

Revised:

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

Exhibit A. 12-G-22-RZ Contextual Images

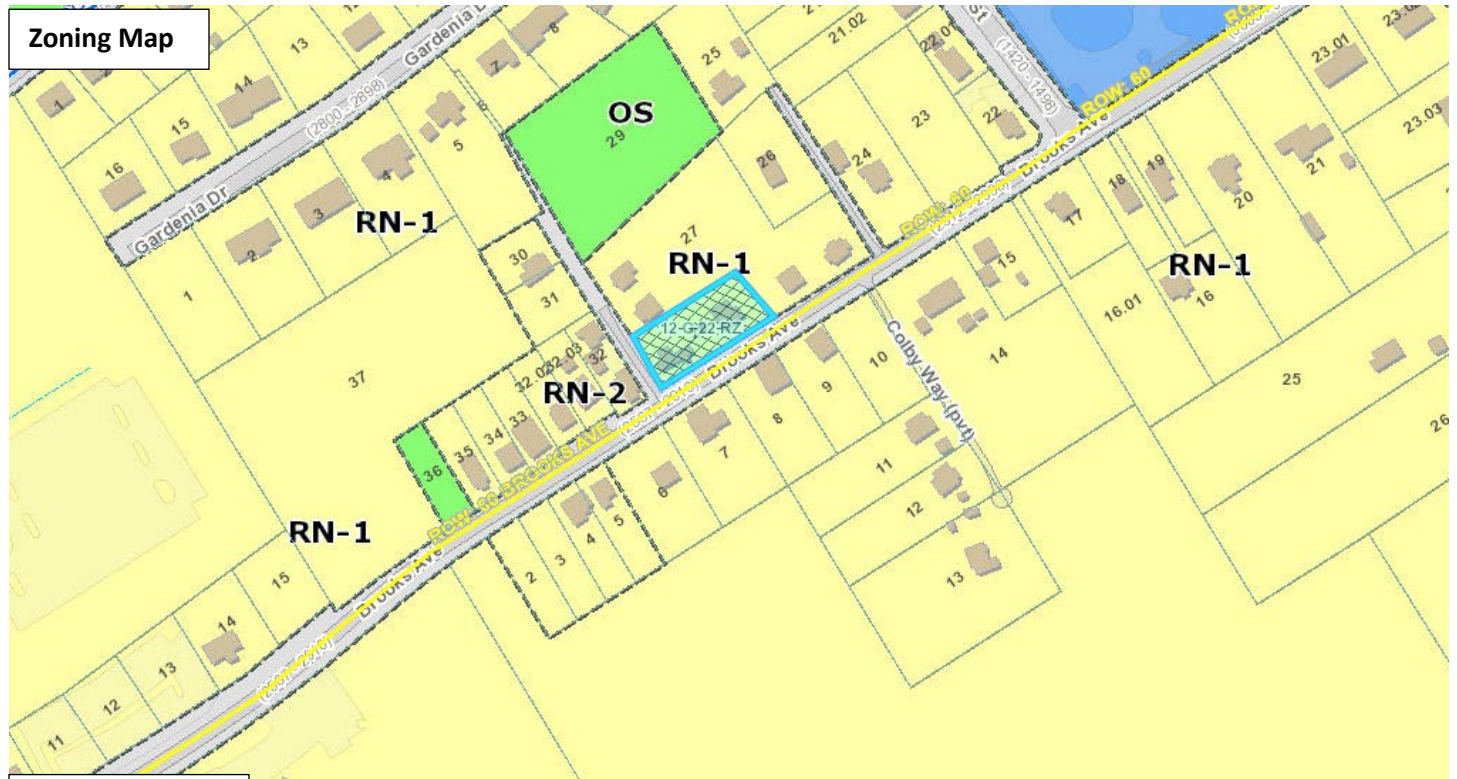


Exhibit A. 12-G-22-RZ Contextual Images





Development Request

DEVELOPMENT

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

SUBDIVISION

- ☐ Concept Plan
- ☐ Final Plat

ZONING

- ☐ Plan Amendment
 - ☐ Sector Plan
 - ☐ One Year Plan
- ☒ Rezoning

Antonio Hutchinson

Applicant Name

Affiliation

10/21/2022

Date Filed

12/8/2022

Meeting Date (if applicable)

12-G-22-RZ

File Number(s)

CORRESPONDENCE

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

Antonio Hutchinson A&A Property Management

Name / Company

200 Prosperity Dr Knoxville TN 37923

Address

865-338-2845 / ahutchinsonsr@gmail.com

Phone / Email

CURRENT PROPERTY INFO

Antonio Hutchinson A&A Property Man 200 Prosperity Dr Knoxville TN 37923

Owner Name (if different)

Owner Address

865-338-2845 / ahutchinsonsr

Owner Phone / Email

2909 BROOKS AVE

Property Address

82 M B 028

Parcel ID

Part of Parcel (Y/N)?

16030 square feet

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

NW of Brooks Ave, southeast of Boyds Bridge Pk

General Location

☒ City

Council District 6

RN-1 (Single-Family Residential Neighborhood)

Single Family Residential

☐ Count

District

Zoning District

Existing Land Use

East City

LDR (Low Density Residential)

N/A (Within City Limits)

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

- ☐ Development Plan ☐ Planned Development ☐ 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

Related Rezoning File Number

Unit / Phase Number

Total Number of Lots Created

Additional Information

- ☐ Attachments / Additional Requirements

ZONING REQUEST

- ☒ Zoning Change **RN-2 (Single-Family Residential Neighborhood)**

Proposed Zoning

Pending Plat File Number

- ☐ Plan

Amendment

Proposed Plan Designation(s)

Proposed Density (units/acre) Previous Zoning Requests

Additional Information

STAFF USE ONLY

PLAT TYPE

- ☐ Staff Review ☐ Planning Commission

ATTACHMENTS

- ☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

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

Fee 1

\$650.00

Total

Fee 2

Fee 3

AUTHORIZATION

Antonio Hutchinson

10/21/2022

Applicant Signature

Please Print

Date

Phone / Email

Antonio Hutchinson A&A Property Management

10/21/2022

Property Owner Signature

Please Print

Date

I declare under penalty of perjury the foregoing (i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent) is true and correct.

1) Download and fill out this form at your convenience.
2) Sign the application digitally (or print, sign, and scan).

(3) Either print the completed form and bring it to the
Knoxville-Knox County Planning offices
OR email it to applications@knoxplanning.org

Reset Form



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

Antonio Hutchinson
Applicant Name

A & A Property Management LLC
Affiliation

10-19-22
Date Filed

12-8-2022
Meeting Date (if applicable)

File Number(s)

12-G-22-RZ

CORRESPONDENCE

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

- ☐ Applicant ☒ Property Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

Antonio Hutchinson
Name

A & A Property Management LLC
Company

200 Prosperity Dr
Address

Knoxville
City

T.N
State

37923
ZIP

(865) 338-2845
Phone

AHUTCHINSONSR@GMAIL.COM
Email

CURRENT PROPERTY INFO

Antonio Hutchinson
Property Owner Name (if different)

200 Prosperity Dr.
Property Owner Address

(865) 338-2845
Property Owner Phone

2909 Brooks Ave & 2907 Brooks Ave
Property Address

082MB028
Parcel ID

XXXXXXXXXX KUB
Sewer Provider

XXXX
Water Provider

KUB

N
Septic (Y/N)

STAFF USE ONLY

North side of Brooks Ave, west of Border St

General Location

Tract Size

☐ City ☐ County

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

August 29, 2022

DEVELOPMENT REQUEST

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

Home Occupation (specify) ~~XXXXXXXXXXXXXXXXXXXX~~

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name

Unit / Phase Number ☐ Combine Parcels ☒ Divide Parcel **X**
Total Number of Lots Created

☐ Other (specify) _____

☐ Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

☒ Zoning Change **RN-2**
Proposed Zoning

☐ Plan Amendment Change
Proposed Plan Designation(s)

Pending Plat File Number

Proposed Density (units/acre) Previous Rezoning Requests

☐ Other (specify) _____

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
Fee 2	
Fee 3	

AUTHORIZATION

A.T. Hutchinson
Applicant Signature

Antonio Hutchinson
Please Print

10-19-22
Date

(865)
Phone Number

AHUTCHINSONSR@GMAIL.COM
Email

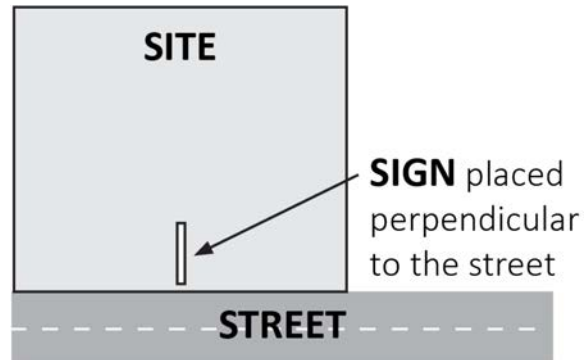
A.T. Hutchinson
Property Owner Signature

Antonio Hutchinson
Please Print

Date

I declare under penalty of perjury the foregoing [i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent] is true and correct.

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:

_____ 11/25/2022 _____ and _____ 12/9/2022 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Antonio Hutchinson

Date: 10/21/22

File Number: 12-G-22-RZ

☒

Sign posted by Staff

☐

Sign posted by Applicant