

REZONING REPORT

▶ **FILE #:** 7-U-22-RZ

AGENDA ITEM #: 28

AGENDA DATE: 7/14/2022

▶ **APPLICANT:** OBARR, LLC ISAAC PENNELL

OWNER(S): Obarr, LLC

TAX ID NUMBER: 71 A A 014

[View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS: 5036 Obarr Dr.

▶ **LOCATION:** South side of Obarr Dr., west side of Payne Rd.

▶ **APPX. SIZE OF TRACT:** 22700 square feet

SECTOR PLAN: East City

GROWTH POLICY PLAN: N/A

ACCESSIBILITY: Access is via Obarr Drive, a local street with a 19-ft pavement width within a 40-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Love 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: Agricultural/forestry/vacant, single family residential - RN-1 (Single-Family Residential Neighborhood)

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

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

West: Multifamily residential - RN-1 (Single-Family Residential Neighborhood)

NEIGHBORHOOD CONTEXT: This area is a neighborhood of single-family detached homes.

STAFF RECOMMENDATION:

▶ **Approve RN-2 (Single-Family Residential Neighborhood) zoning because it is consistent with the sector plan and 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. The proposed RN-2 (Single-Family Residential Neighborhood) zoning is a minor extension of existing RN-2 zones to the south and is reflective of denser residential development that has been occurring in the area since 2003.

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 within the City of Knoxville. 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. RN-2 zoning aligns with the existing neighborhood character. There are no adverse impacts anticipated with the proposed rezoning.

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 RN-2 zoning is consistent with the LDR (Low Density Residential) land use designation, and is not in conflict with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

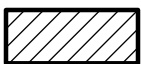
ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 8/9/2022 and 8/23/2022. 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.



**7-U-22-RZ
REZONING**

From: RN-1 (Single-Family Residential Neighborhood)
 To: RN-2 (Single-Family Residential Neighborhood)



Petitioner: Obarr, LLC, Isaac Pennell

Map No: 71
 Jurisdiction: City

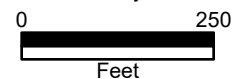


Exhibit A. 7-U-22-RZ Contextual Images

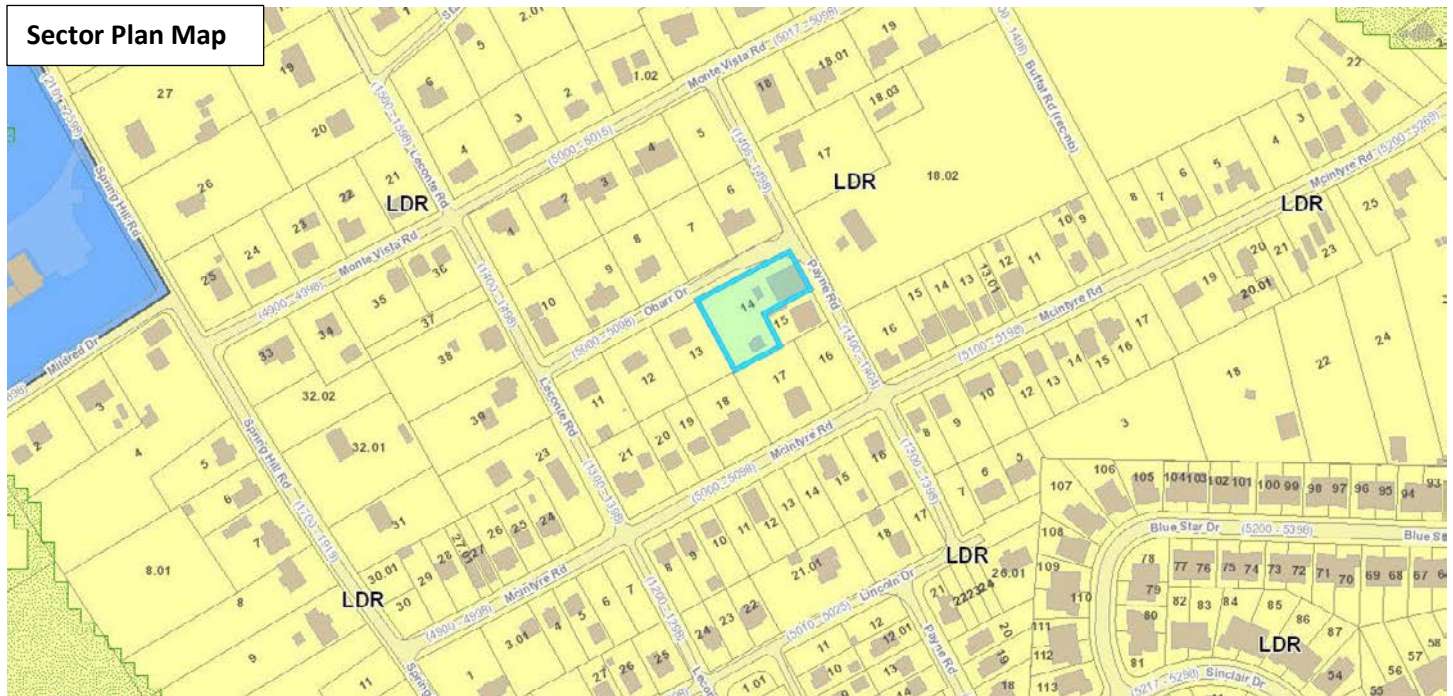


Exhibit A. 7-U-22-RZ Contextual Images





Development Request

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP
 - OYP
- Rezoning

Obarr LLC (Isaac Pannell)

Applicant Name	Affiliation	
6/6/22	7/14/22	File Number(s)
Date Filed	Meeting Date (if applicable)	7-U-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

Isaac Pannell	Obarr LLC
Name	Company
5908 Nottingham Road	Knoxville TN 37918
Address	City State ZIP
8657195024	isaac.pctn@gmail.com
Phone	Email

CURRENT PROPERTY INFO

Obarr LLC	5036 Obarr Road	8657195024
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
5036 Obarr Drive	071AA014	
Property Address	Parcel ID	
KUB	KUB	N
Sewer Provider	Water Provider	Septic (Y/N)

STAFF USE ONLY

South side of Obarr Dr, west side of Payne Rd	22,700 sqft
General Location	Tract Size
<input checked="" type="checkbox"/> City <input type="checkbox"/> County	
4th District	RN-1 Zoning District
East City Planning Sector	SFR Existing Land Use
	LDR Sector Plan Land Use Classification
	N/A Growth Policy Plan Designation

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-2**
 Proposed Zoning _____

Plan Amendment Change
 Proposed Plan Designation(s) _____

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
324	DBL fee (100)	\$1,200
Fee 2		
Fee 3		

MR

AUTHORIZATION

Isaac Pannell

Applicant Signature

Obarr LLC (Isaac Pannell)

Please Print

6/2/22

Date

8657195024

Phone Number

isaac.pctn@gmail.com

Email

Isaac Pannell

Property Owner Signature

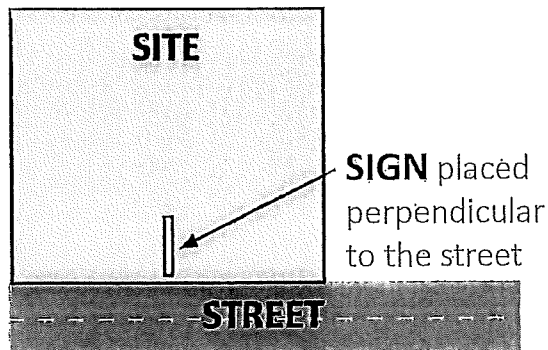
Isaac Pannell

Please Print

6/2/22

Date

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:

June 29, 2022 and July 15, 2022
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Isaac Pannell

Date: 06/06/2022

File Number: 7-U-22-RZ

Sign posted by Staff

Sign posted by Applicant