

REZONING REPORT

▶ **FILE #:** 7-A-23-RZ

AGENDA ITEM #: 6

AGENDA DATE: 7/13/2023

▶ **APPLICANT:** CITY OF KNOXVILLE

OWNER(S): Kenneth D & Alice D Wilson

TAX ID NUMBER: 120 N D 031

[View map on KGIS](#)

JURISDICTION: City Council District 2 (from County Commission District 4)

STREET ADDRESS: 7624 SABRE DR

▶ **LOCATION:** East side of Sabre Dr, south of Navarre Dr

▶ **APPX. SIZE OF TRACT:** 0.65 acres

SECTOR PLAN: West City

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Sabre Drive, a local street with 25 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:** No Zone, formerly RA (Low Density Residential)

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

▶ **EXISTING LAND USE:** Single family residential

▶ EXTENSION OF ZONE: Yes, this is an extension.

HISTORY OF ZONING: None noted.

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

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

East: Single family residential - RA (Low Density Residential) in the County

West: Single family residential - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) in the City

NEIGHBORHOOD CONTEXT: The area predominantly consists of detached single-family dwellings on roughly half-acre parcels. The property is located approximately a half-mile south of the West Town Mall.

STAFF RECOMMENDATION:

▶ **Approve the RN-1 (Single-Family Residential Neighborhood) district because it is consistent with the sector plan and surrounding development.**

The property is in the process of being annexed by the City of Knoxville and has an anticipated effective date of 7/27/2023. It will need a zoning district comparable to the former RA zone of the County.

COMMENTS:

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (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/COUNTY GENERALLY:

1. The City of Knoxville is annexing this property, so it will require a City of Knoxville zoning district.
2. The Kingston Woods neighborhood has strong precedents for rezoning to the RN-1 (Single-Family Residential Neighborhood) district over the past 30 years via annexation to the City. Of the 40 parcels platted together, all but this parcel has been annexed, and all are zoned RN-1.

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

1. The proposed amendment to RN-1 zoning 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.
2. This is an established single-family residential neighborhood that is consistent with the RN-1 zoning district.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE CITY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. RN-1 zoning is the City's most comparable zoning district to the former RA (Low Density Residential) zone of the County.
2. RN-1 zoning is consistent with surrounding RN-1 and RA residential zoning and low density single-family dwellings.
3. The sector plan designation would remain LDR (Low Density Residential), which is the designation for all surrounding parcels in this area. The sector plan lists RN-1 as a possible zoning district to consider for the LDR land use designation.

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:

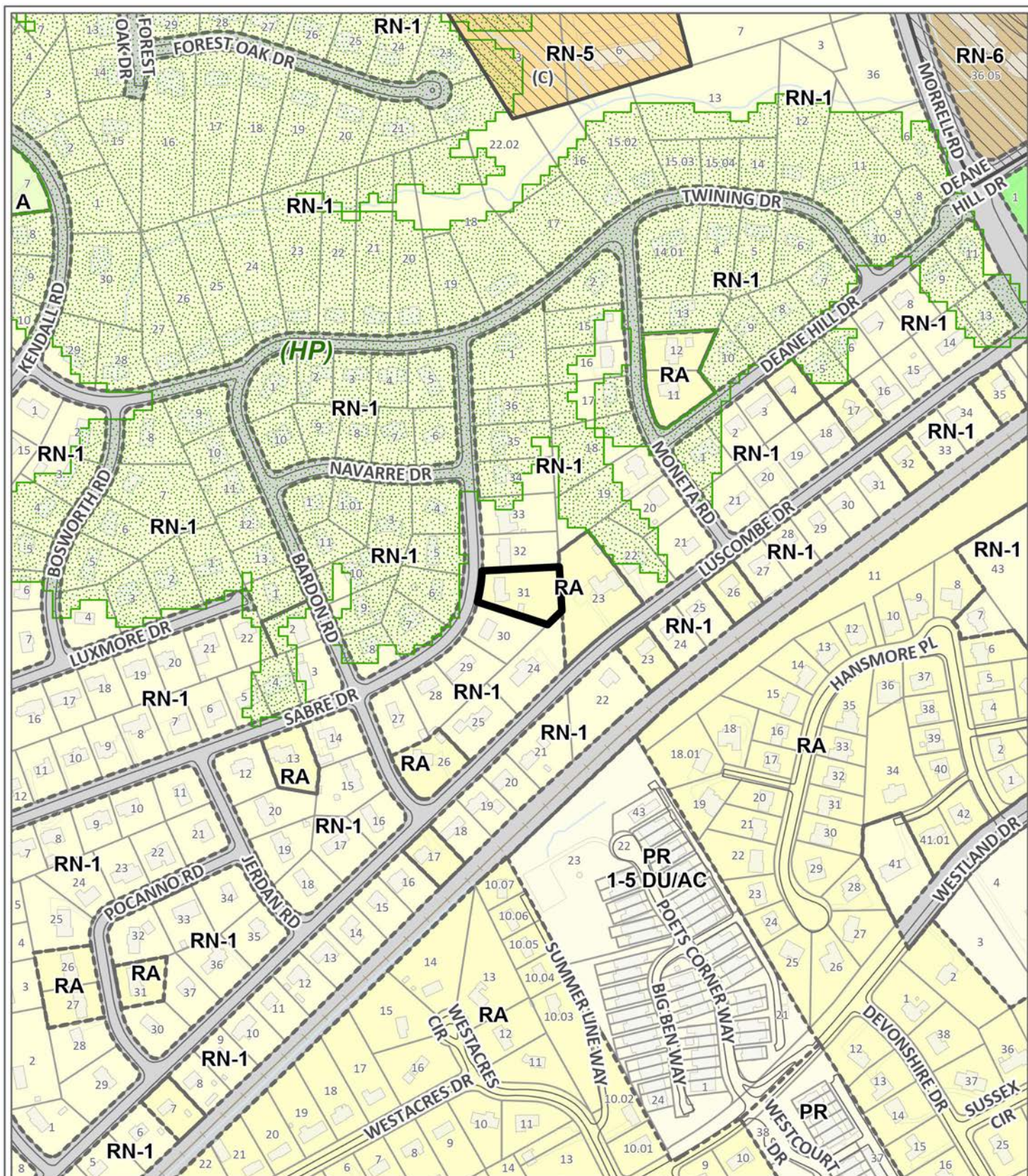
1. The proposed zoning is consistent with the General Plan's Development Policy 8.4 that encourages protection of residential areas from encroaching commercial development and other incompatible uses. The RN-1 zoning district restricts uses that are incompatible with a single-family residential neighborhood.
2. The proposed zoning is consistent with the West City Sector Plan's LDR land use classification.
3. The One Year Plan will be amended per its regular annual update, at which time this property would be classified as LDR.
4. This annexation will result in a map amendment to the Growth Policy Plan, removing the parcel from the Urban Growth Area and incorporating it into the Existing City Limits.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Rocky Hill Elementary, Bearden Middle, and Bearden High.

If approved, this item will be forwarded to Knoxville City Council for action on 8/8/2023 and 8/22/2023. 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.



REZONING

7-A-23-RZ

Petitioner: City of Knoxville



From: No zone (Formerly RA - Low Density Residential)

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

Map No: 120

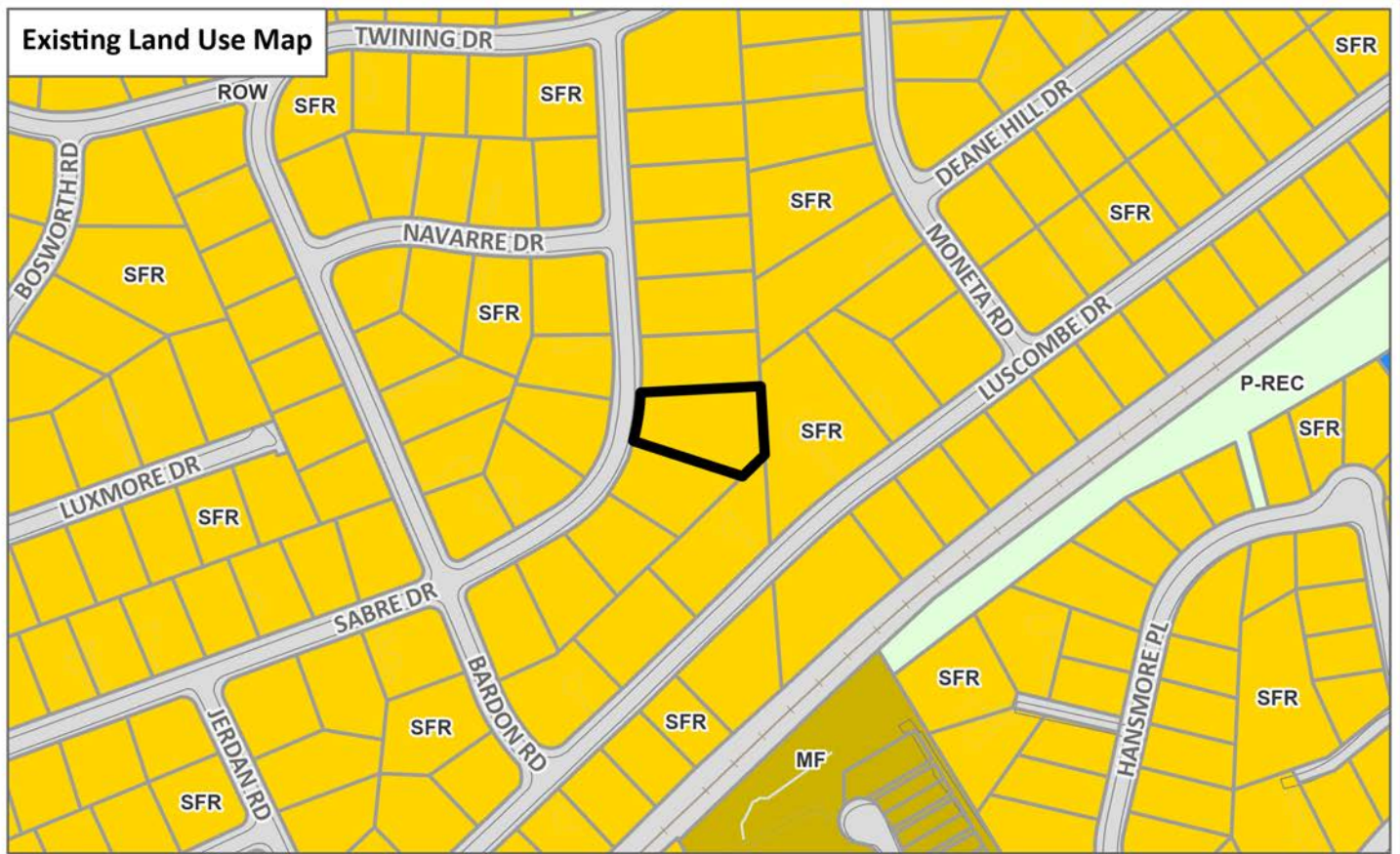
Jurisdiction: County

Original Print Date: 6/12/2023

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



Existing Land Use Map



Aerial Map

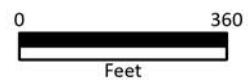


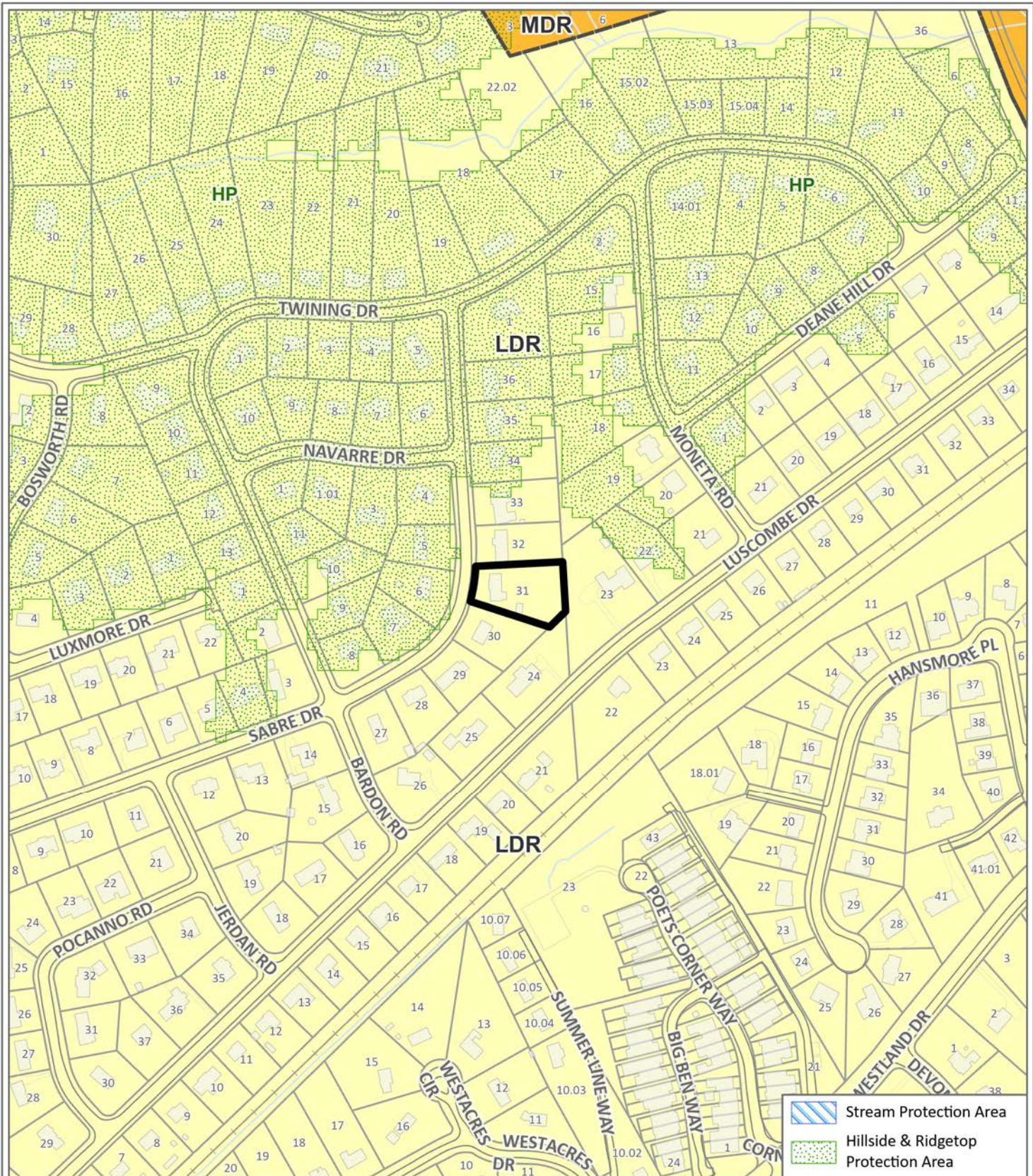
CONTEXTUAL MAPS

7-A-23-RZ



Case boundary





WEST CITY SECTOR PLAN MAP

7-A-23-RZ

Petitioner: City of Knoxville



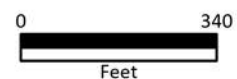
Case boundary

Original Print Date: 6/16/2023

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

Map No: 120

Jurisdiction: County





June 13, 2023

Ms. Alice D. Wilson
7624 Sabre Drive
Knoxville, TN, TN 37919

Subject: 7624 Sabre Drive, Parcel I.D. 120ND031

Planning Commission File No. 7-A-23-RZ

Dear Ms. Wilson:

Your property, as referenced above, is in the final stages of being annexed by the City of Knoxville. The property will be considered by the Knoxville-Knox County Planning Commission for rezoning to a city zoning category at the Planning Commission meeting scheduled for July 13, 2023. The meeting will be held in the Main Assembly Room of the City County Building, located at 400 Main Street in downtown Knoxville at 1:30 p.m.

Your property's proposed zoning district will be RN-1 (Single-Family Residential Neighborhood). The previous county zoning district was RA (Low Density Residential). If you have any questions about this process please call Michelle Portier, Planning Services Manager, at 865-215-3821. As required by the Knoxville Zoning Ordinance, you are being notified by certified mail. You are also being notified by regular mail to ensure timely notification about this process and Planning Commission meeting.

Sincerely,

A handwritten signature in blue ink that reads "Amy Brooks".

Amy Brooks, AICP Executive Director



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

City of Knoxville

Applicant Name _____ Affiliation _____

5/16/2023

7/13/2023

7-A-23-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.

Chris Howley City of Knoxville

Name / Company

400 Main St Rm 475 Knoxville TN 37902

Address

865-215-3252 / chowley@knoxvilletn.gov

Phone / Email

CURRENT PROPERTY INFO

Kenneth D & Alice D Wilson

7624 Sabre Dr Knoxville TN 37919

Owner Name (if different)

Owner Address

Owner Phone / Email

7624 SABRE DR

Property Address

120 N D 031

0.65 acres

Parcel ID

Part of Parcel (Y/N)?

Tract Size

Knoxville Utilities Board

Knoxville Utilities Board

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

East side of Sabre Drive, south of Navarre Drive

General Location

City

Council District 2

No zone (Formerly RA - Low Density Residential)

Single family residential

County District

Zoning District

Existing Land Use

West City

LDR (Low Density Residential)

Urban Growth Area (Outside City Limit)

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

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

SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change RN-1 (Single-Family Residential Neighborhood)	Pending Plat File Number
Proposed Zoning	
<input type="checkbox"/> Plan Amendment	Proposed Plan Designation(s)
Proposed Density (units/acre) Previous Zoning Requests	
Additional Information _____	

STAFF USE ONLY

PLAT TYPE	Fee 1	Total
<input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	\$0.00	
ATTACHMENTS	Fee 2	
<input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request		
ADDITIONAL REQUIREMENTS	Fee 3	
<input type="checkbox"/> COA Checklist (Hillside Protection)		
<input type="checkbox"/> Design Plan Certification (Final Plat)		
<input type="checkbox"/> Site Plan (Development Request)		
<input type="checkbox"/> Traffic Impact Study		
<input type="checkbox"/> Use on Review / Special Use (Concept Plan)		

AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Applicant Signature	City of Knoxville	5/16/2023
	Please Print	Date

Property Owner Signature	Kenneth D & Alice D Wilson	5/16/2023
	Please Print	Date



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

City of Knoxville

Applicant Name

Affiliation

May 2, 2023

July 13, 2023

File Number(s)

Date Filed

Meeting Date (if applicable)

7-A-23-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

Chris Howley

City of Knoxville

Name

Company

400 Main Street, Rm 475

Knoxville

Tn.

37902

Address

City

State

ZIP

865 215-3252

chowley@knoxvilletn.gov

Phone

Email

CURRENT PROPERTY INFO

Kenneth D & Alice D Wilson

7624 Sabre Drive Knoxville, Tn 37919

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

7624 Sabre Drive Knoxville, Tn 37919

120ND031

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

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

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) _____

SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name _____

- Combine Parcels
 Divide Parcel
 Unit / Phase Number _____

Total Number of Lots Created _____

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Pending Plat File Number

- Zoning Change
 No Zone - Comparable Zone
 Proposed Zoning _____

- Plan Amendment Change
 Proposed Plan Designation(s) _____

Proposed Density (units/acre) _____

Previous Rezoning Requests _____

- Other (specify) **Annexation from County to City. Comparable zone as to County.**

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


 Applicant Signature

City of Knoxville

Please Print

May 2, 2023

Date

865-215-3252

Phone Number

chowley@knoxvilletn.gov

Email

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.