

# REZONING REPORT

▶ **FILE #:** 7-L-23-RZ

**AGENDA ITEM #:** 13

**AGENDA DATE:** 7/13/2023

▶ **APPLICANT:** PATRICK SMITH & AMBER VANBUREN

OWNER(S): Amber Vanburen & Patrick Smith Amber Vanburen & Patrick Smith

TAX ID NUMBER: 69 H G 009.01

[View map on KGIS](#)

JURISDICTION: City Council District 5

STREET ADDRESS: 0 ROWAN RD

▶ **LOCATION:** West side of Rowan Rd, north of E Inskip Dr

▶ **APPX. SIZE OF TRACT:** 12508 square feet

SECTOR PLAN: North City

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

ACCESSIBILITY: Access is via Rowan Rd, a minor collector with 17-ft of pavement width within a range of 34-45-ft of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Second 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, this is an extension.

HISTORY OF ZONING: Rezoned from R-2 (General Residential) to R-1A (Low Density Residential) in 2013 as part of a larger rezoning (Case 11-F-13-RZ).

SURROUNDING LAND USE AND ZONING: North: Single family residential - RN-2 (Single-Family Residential Neighborhood)

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

East: Single family residential, multifamily residential - RN-2 (Single-Family Residential Neighborhood), O (Office)

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

NEIGHBORHOOD CONTEXT: The area is primarily a mix of single family and multifamily uses. The southside of E Inskip Dr contains a mix of light industrial and commercial uses.

**STAFF RECOMMENDATION:**

▶ **Approve the RN-2 (Single-Family Residential Neighborhood) district because it is consistent with the sector plan and consistent with the surrounding development.**

**COMMENTS:**

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, ARTICLE 16.1.E.3, 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 COUNTY GENERALLY:

1. The proposed RN-2 zoning would serve as a minor extension of the zone to north of the subject property.

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

1. The RN-2 Single-Family Residential Neighborhood Zoning District is intended to accommodate low density single-family residential development on relatively small lots with smaller setbacks within the City of Knoxville.  
2. The RN-2 zone allows single-family houses on 5,000 sq ft lots and duplexes on 10,000 sq ft lots with Special Use approval by the Planning Commission, which is in character with the surrounding development.

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. The property has access to a minor collector street, so the minimal traffic generated by a use in this zone would not require traffic through residential streets.  
3. The property is located on a KAT transit route.  
4. The lot sizes allowed in RN-2 are similar to those in the existing neighborhood, so the subject property would likely be developed with lot sizes and low-density residential uses already in the area.

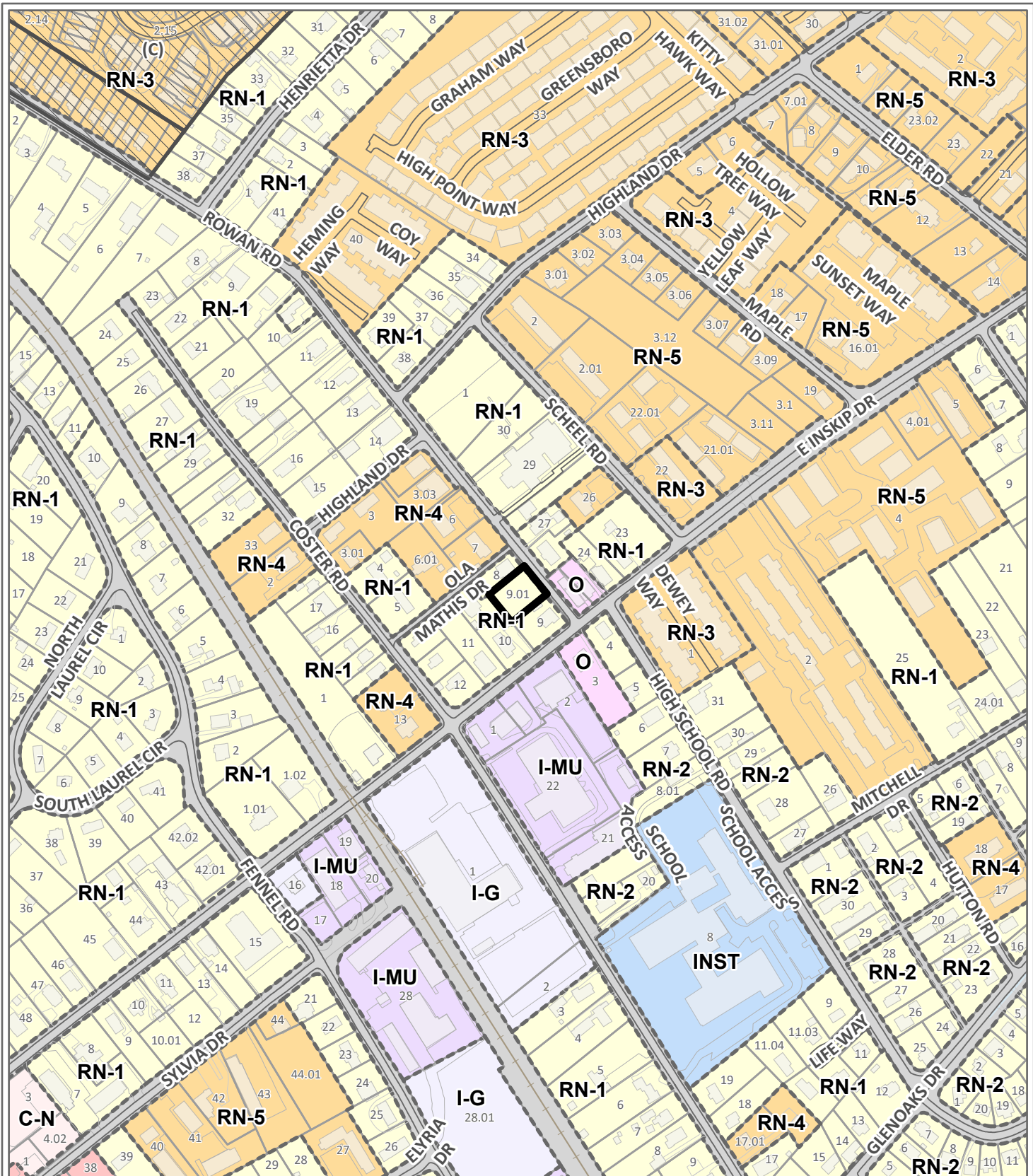
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The proposed RN-2 district is consistent with the North City Sector Plan and The City of Knoxville One Year Plan Mixed Use Special District (MU-NC11) land use designation, which recommends low density residential, medium density residential and/or residential-office.  
2. The proposed rezoning to RN-2 aligns with policy 8.1 of the General Plan, which promotes infill housing on vacant lots that are compatible with the scale and layout of neighboring residences.  
3. The Inskip Small Area Plan calls for low density residential with higher densities along collector or arterial streets.  
4. The requested zoning district at this location is not in conflict with any other adopted plan

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 8/8/2023 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-L-23-RZ**

**Petitioner:** Patrick Smith & Amber VanBuren



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

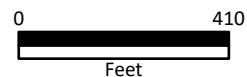
**To:** RN-2 (Single-Family Residential Neighborhood)

**Map No:** 69

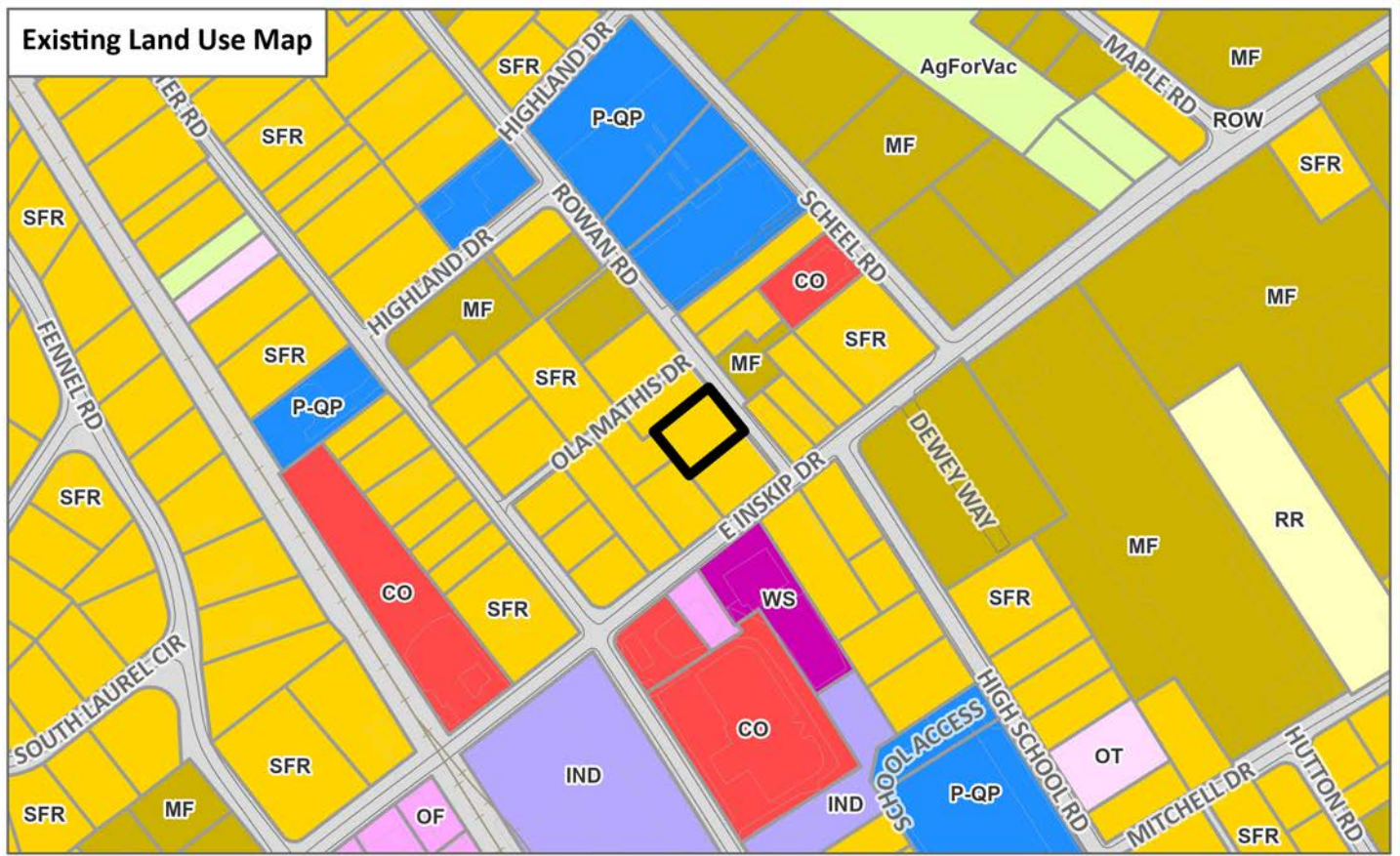
**Jurisdiction:** City

**Original Print Date:** 6/8/2023

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



**Existing Land Use Map**



**Aerial Map**

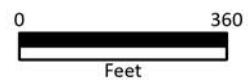


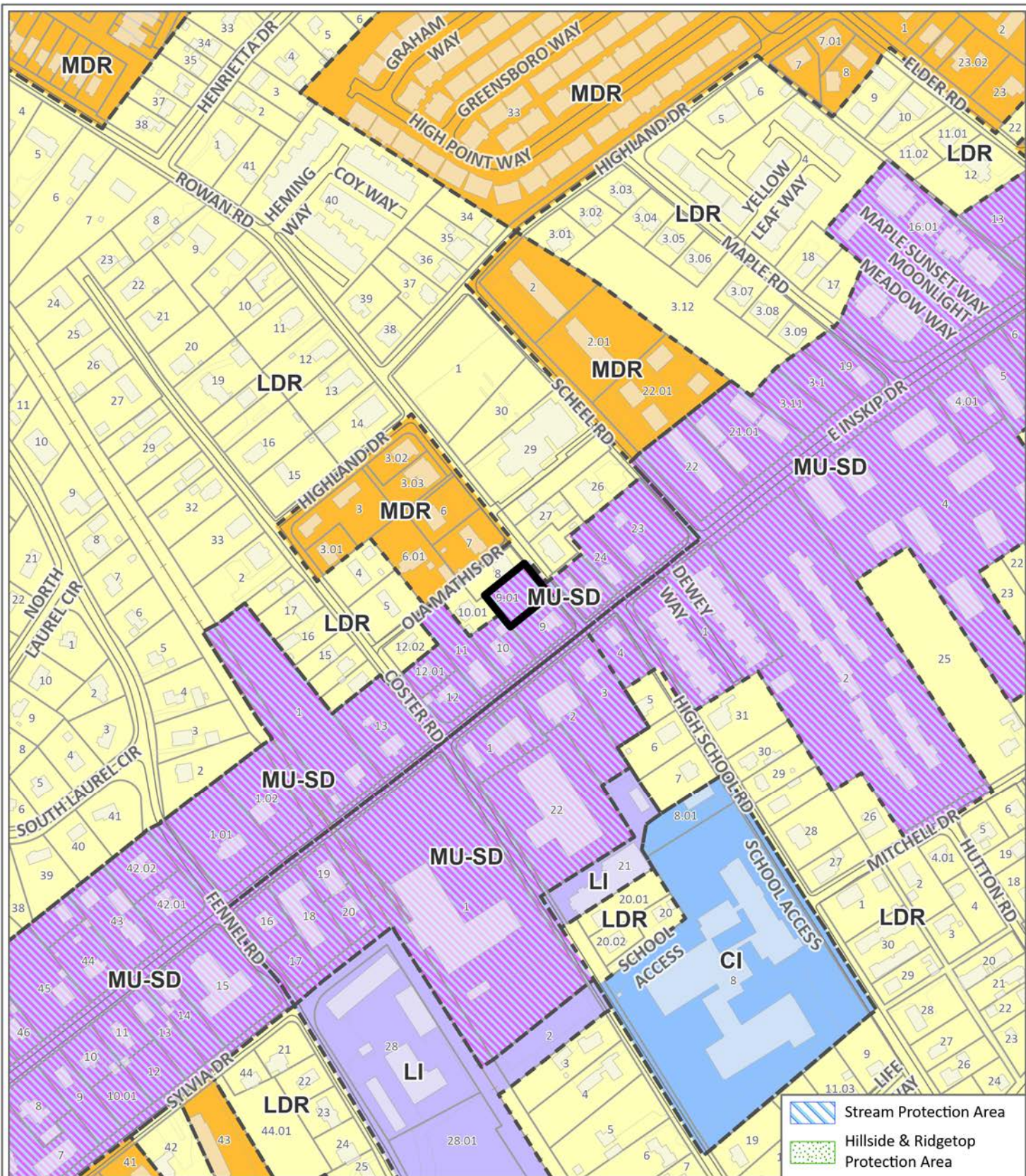
**CONTEXTUAL MAPS**

7-L-23-RZ



Case boundary





**NORTH CITY SECTOR PLAN MAP**

**7-L-23-RZ**

**Petitioner:** Patrick Smith & Amber VanBuren



Case boundary

**Map No:** 69  
**Jurisdiction:** City

**Original Print Date:** 6/16/2023

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





# 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

Patrick Smith & Amber VanBuren  
Applicant Name

owners  
Affiliation

5/22/23  
Date Filed

7/13/23  
Meeting Date (if applicable)

File Number(s)

### 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

Patrick Smith & Amber VanBuren  
Name

Company

2519 Holbrook Drive  
Address

Knoxville  
City

TN  
State

37918  
ZIP

954-670-4840  
Phone

vanwynne@gmail.com  
Email

### CURRENT PROPERTY INFO

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 Rowan Road  
Property Address

069HG00901  
Parcel ID

City of Knoxville (KUB)  
Sewer Provider

City of Knoxville (KUB)  
Water Provider

Septic (Y/N)

### STAFF USE ONLY

N of E Inskip Dr., W of Rowan Rd.  
General Location

12,507 Sq. Ft.  
Tract Size

City  County  
District

5

RN-1  
Zoning District

SFR  
Existing Land Use

North City  
Planning Sector

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

Related City Permit Number(s)

Home Occupation (specify) \_\_\_\_\_

Other (specify) \_\_\_\_\_

### SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name \_\_\_\_\_

Combine Parcels  
  Divide Parcel  
 Total Number of Lots Created 2

Other (specify) \_\_\_\_\_

Attachments / Additional Requirements

### ZONING REQUEST

Pending Plat File Number

Zoning Change  
 Proposed Zoning RN-2

Plan Amendment Change  
 Proposed Plan Designation(s) \_\_\_\_\_

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
0801	\$650.00	
Fee 2		
Fee 3		\$650.00

### AUTHORIZATION

Applicant Signature 

Patrick Smith  
 Amber VanBuren  
 Please Print

5/22/23  
Date

954-670-4840  
Phone Number

vanwynne@gmail.com  
Email

Property Owner Signature 

Patrick Smith  
 Amber VanBuren  
 Please Print

5/22/23  
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.

# Appendix 1: Land Use Classifications

This table will be added to the *North City Sector Plan* “Mixed Use Special Districts” table with the adoption of the Inskip Small Area Plan.

Mixed Use Special District (Sector designation, MU, and reference number): Areas designated to address urban design, pedestrian and transit-oriented development and vertical mixed use in specific circumstances. In this plan, these areas are designated as Mixed Use-North City# (MU-NC#).

<b>MU-NC11: Low Density Residential, Medium Density Residential and/or Residential-Office</b>	
<p>Location: Inskip Drive, east of Central Avenue Pike and west of Scheel Road on the north side of Inskip Drive and west of Fennel Road on the south side of Inskip Drive.</p> <p>This area consists mainly of low density residential uses, but also has medium density residential and office uses; limiting development to these uses is appropriate. New office uses should have a complementary design to the residential uses on the street.</p>	<p>Recommended Zoning: Low Density Residential (R-1, R-1A), Planned Residential (RP-1, at up to 12 dwelling units per acre) and a new residential-office, form based or overlay zone</p>
<b>MU-NC12: Low Density Residential and Medium Density Residential</b>	
<p>Location: Inskip Drive, east of west of Bruhin Road and east of Scheel Road on the north side of Inskip Drive and east of High School Road south of Inskip Drive.</p> <p>This area consists mainly of medium density residential uses, but also has low density residential uses; limiting development to these uses is appropriate. This area should remain a residentially zoned area.</p>	<p>Recommended Zoning: Low Density Residential (R-1, R-1A) and Planned Residential (RP-1, at up to 12 dwelling units per acre)</p>
<b>MU-NC13: Office, Neighborhood Commercial, Warehousing and Light Industrial</b>	
<p>Location: South side of Inskip Drive, east of Fennel Road and west of High School Road.</p> <p>This area is the commercial/industrial hub along Inskip Drive. The commercial, warehousing and light industrial uses should not be allowed to expand into the adjacent mixed-use districts; limiting development to these uses is appropriate.</p>	<p>Recommended Zoning: Office (O-1), Neighborhood Commercial (C-1) and Light Industrial (I-2)</p>
<b>MU-NC14: Medium Density Residential, Office and General Commercial</b>	
<p>Location: West side of Central Avenue Pike, south of Inskip Drive and west of the railroad tracks at Coster Road.</p> <p>This is a thin, long area between I-75/I-640 and Central Avenue Pike, predominantly consisting of small commercial and office uses. Properties here are clearly visible and have good access from the interstate, which is ideal for office or small commercial uses.</p>	<p>Recommended Zoning: Planned Residential (RP-1, up to 12 dwelling units per acre), Office (O-1), General Commercial (C-1, C-3, C-6)</p>
<b>MU-NC15: Low Density Residential, Medium Density Residential, Office and Open Space</b>	
<p>Location: East side of Central Avenue Pike, south of Dalton Place Way and west of the railroad tracks at Coster Road.</p> <p>This is a transitional area between Central Avenue Pike and the railroad line. There are numerous single family houses in the area so commercial uses are not recommended; limiting development to these uses is appropriate.</p>	<p>Recommended Zoning: Low Density Residential (R-1A), Planned Residential (RP-1, up to 12 dwelling units per acre), Office (O-1), Open Space (OS-1) or other Open Space district</p>





# Development Request

### DEVELOPMENT

- Development Plan
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- Hillside Protection COA

### SUBDIVISION

- Concept Plan
- Final Plat

### ZONING

- Plan Amendment
  - Sector Plan
  - One Year Plan
- Rezoning

**Patrick Smith & Amber VanBuren**

Applicant Name

Affiliation

**5/24/2023**

**7/13/2023**

**7-L-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.*

**Amber Vanburen & Patrick Smith Amber Vanburen & Patrick Smith**

Name / Company

**2519 Holbrook Dr Knoxville TN 37918**

Address

**954-670-4840**

Phone / Email

## CURRENT PROPERTY INFO

**Amber Vanburen & Patrick Smith Amber**

**2519 Holbrook Dr Knoxville TN 37918**

**954-670-4840**

Owner Name (if different)

Owner Address

Owner Phone / Email

**0 ROWAN RD**

Property Address

**69 H G 009.01**

Parcel ID

Part of Parcel (Y/N)?

**12508 square feet**

Tract Size

**Knoxville Utilities Board**

Sewer Provider

**Knoxville Utilities Board**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**West of Rowan Rd, north of E Inskip Dr**

General Location

City

**Council District 5**

**RN-1 (Single-Family Residential Neighborhood)**

**Single Family Residential**

County District

Zoning District

Existing Land Use

**North City**

Planning Sector

**MU-SD (Mixed Use Special District)**

Sector Plan Land Use Classification

**N/A (Within City Limits)**

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 <b>RN-2 (Single-Family Residential Neighborhood)</b>	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

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	Total
<b>\$650.00</b>	
Fee 2	
Fee 3	

## 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: **Patrick Smith & Amber VanBuren**    Please Print    **5/24/2023**    Date

Phone / Email

Property Owner Signature: **Amber Vanburen & Patrick Smith Amber Vanburen & Patrick Smith**    Please Print    **5/24/2023**    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

Patrick Smith & Amber VanBuren  
Applicant Name

owners  
Affiliation

5/22/23  
Date Filed

7/13/23  
Meeting Date (if applicable)

File Number(s)  
**7-L-23-RZ**

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Property Owner Phone

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069HG00901  
Parcel ID

City of Knoxville (KUB)  
Sewer Provider

City of Knoxville (KUB)  
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

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Related City Permit Number(s)

Home Occupation (specify) \_\_\_\_\_

Other (specify) \_\_\_\_\_

## SUBDIVISION REQUEST

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Attachments / Additional Requirements

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Plan Amendment Change  
 Proposed Plan Designation(s) \_\_\_\_\_

Proposed Density (units/acre) \_\_\_\_\_ Previous Rezoning Requests \_\_\_\_\_

Other (specify) \_\_\_\_\_

## STAFF USE ONLY

### PLAT TYPE

- Staff Review  
  Planning Commission

### ATTACHMENTS

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  Variance Request

### ADDITIONAL REQUIREMENTS

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 Traffic Impact Study  
 COA Checklist (*Hillside Protection*)

Fee 1	Total
Fee 2	
Fee 3	

## AUTHORIZATION

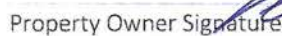
Applicant Signature 

Patrick Smith  
 Amber VanBuren  
 Please Print

5/22/23  
 Date

Phone Number 954-670-4840  


vanwynne@gmail.com  
 Email

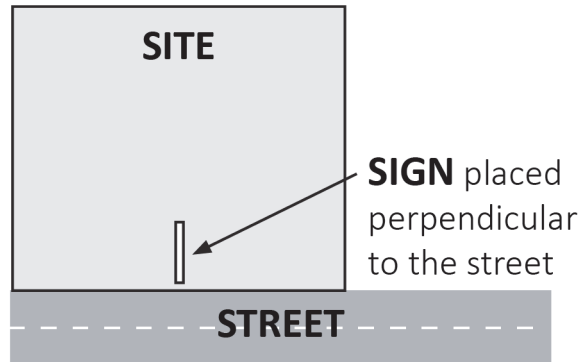
Property Owner Signature 

Patrick Smith  
 Amber VanBuren  
 Please Print

5/22/23  
 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:*

\_\_\_\_\_ June 30, 2023 \_\_\_\_\_ and \_\_\_\_\_ July 14, 2023 \_\_\_\_\_  
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Patrick Smith & Amber VanBuren

Date: 5/24/2023

File Number: 7-L-23-RZ

- Sign posted by Staff
- Sign posted by Applicant