

REZONING REPORT

▶ **FILE #:** 7-V-23-RZ

AGENDA ITEM #: 18

AGENDA DATE: 7/13/2023

▶ **APPLICANT:** NORTSHORE CONSTRUCTION, INC

OWNER(S): John C. Leatherwood Jr State

TAX ID NUMBER: 107 C B 034.01

[View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 4425 LONAS DR

▶ **LOCATION:** South side of Kim Watt Dr., north of Lonas Dr and west of Frank Watts Rd

▶ **APPX. SIZE OF TRACT:** 1.55 acres

SECTOR PLAN: Northwest City

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

ACCESSIBILITY: Access is via Kim Watt Dr, a local street with a 20-ft pavement width within 38-ft of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

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

▶ **ZONING REQUESTED:** RN-2 (Single-Family Residential Neighborhood)

▶ **EXISTING LAND USE:** Rural Residential

▶
EXTENSION OF ZONE: No, it is not an extension.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Single family residential - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

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

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

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

NEIGHBORHOOD CONTEXT: This area consists primarily of large lot, single family residential dwellings with some smaller lots and multifamily residences.

STAFF RECOMMENDATION:

▶ **Approve the RN-2 (Single-Family Residential Neighborhood) district because it is consistent with the sector plan and with 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. Many of the existing nearby lots don't conform to the RN-1 zone. They are on smaller lots with shorter setbacks that meet the RN-2 district requirements.
2. There is an increased need for small-scale housing. This proposal will provide an opportunity to meet this need.

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. Two-family dwellings may also be allowed by special use approval. Limited nonresidential uses that are compatible with the character of the district may also be permitted.
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.

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 proposed amendment is not expected to adversely impact the surrounding area because the surrounding area consists of large to small lots with residential uses including some multifamily residences.

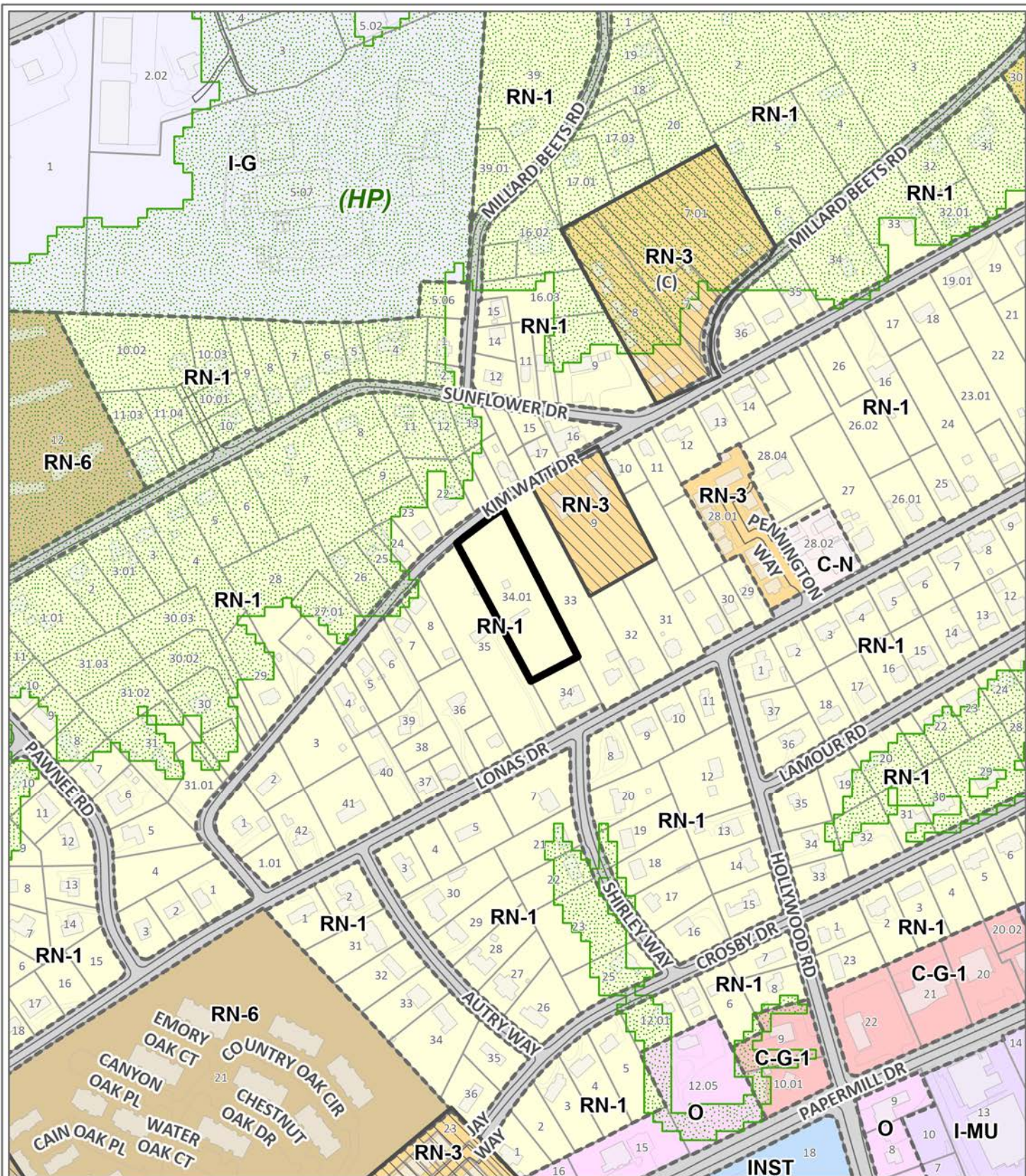
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The proposed RN-2 district is consistent with the Northwest City Sector Plan and The City of Knoxville One Year Plan LDR (Low Density Residential) land use designation.
2. The proposed rezoning to RN-2 aligns with 9.3, which ensures that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities.
3. The requested zoning district at this location 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 8/8/2023 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-V-23-RZ

Petitioner: Northshore Construction, Inc



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

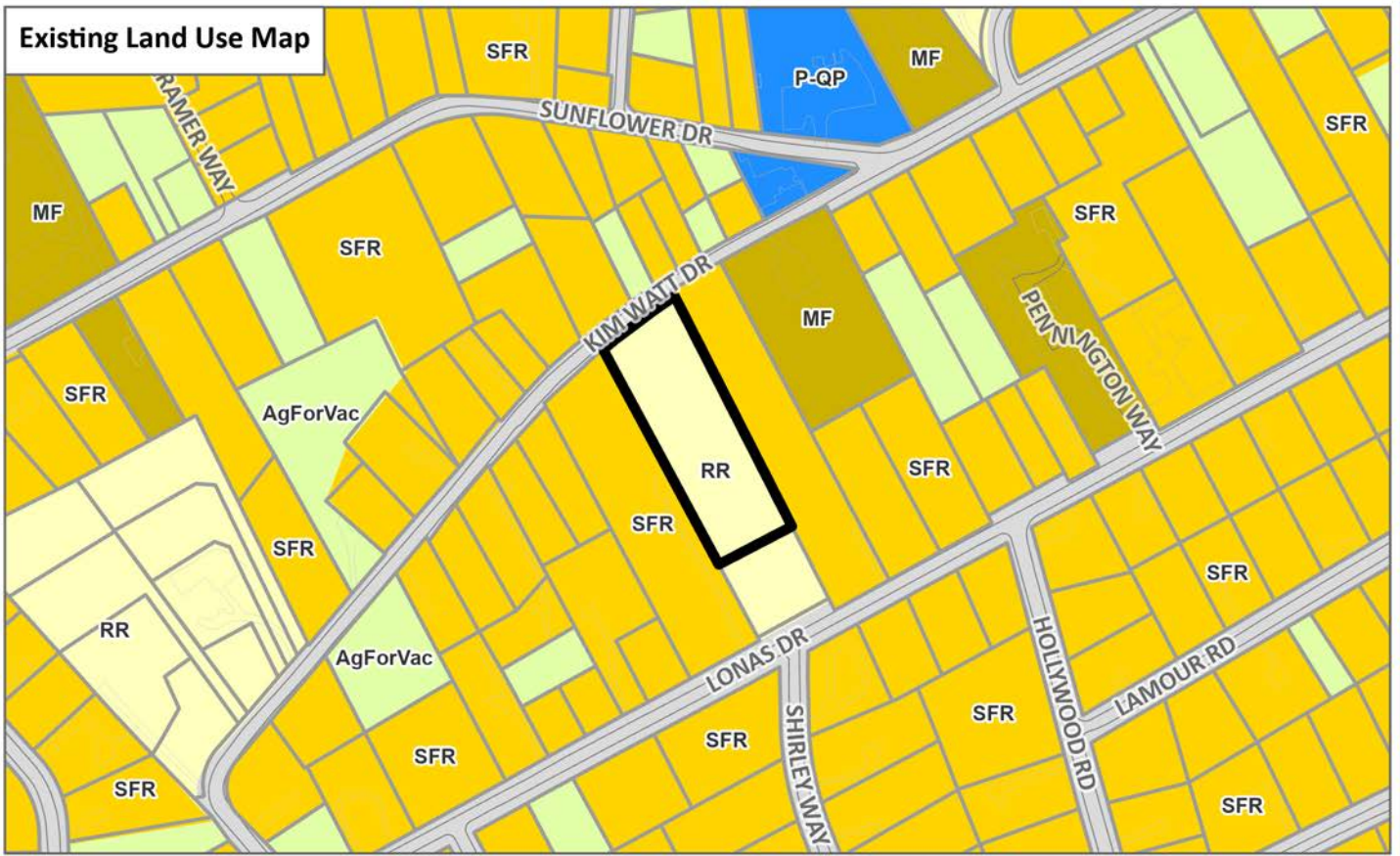
To: RN-2 (Single-Family Residential Neighborhood)

Map No: 107
Jurisdiction: City

Original Print Date: 6/12/2023
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



Existing Land Use Map



Aerial Map

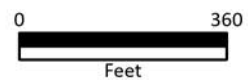


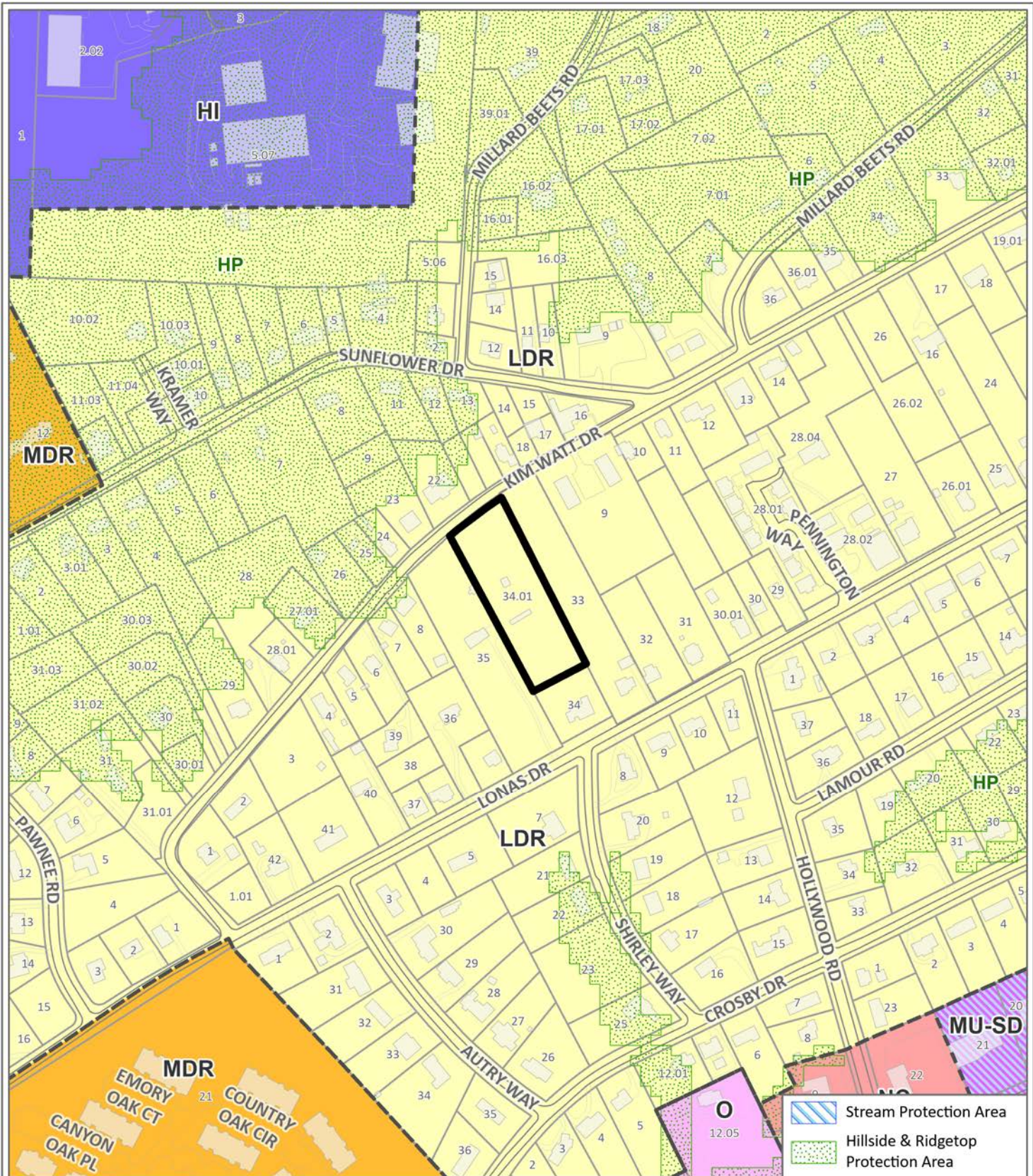
CONTEXTUAL MAPS

7-V-23-RZ



Case boundary





NORTHWEST CITY SECTOR PLAN MAP

7-V-23-RZ

Petitioner: Northshore Construction, Inc



Case boundary

Map No: 107
Jurisdiction: City

Original Print Date: 6/16/2023
Knoxville - Knoxville 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
 - Sector Plan
 - One Year Plan
- Rezoning

Northshore Construction, Inc

Applicant Name

Affiliation

5/30/2023

Date Filed

7/13/2023

Meeting Date (if applicable)

7-V-23-RZ

File Number(s)

CORRESPONDENCE

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

Garrett M. Tucker, PE, RLS Robert Campbell and Associates

Name / Company

7523 Taggart Ln Knoxville TN 37938

Address

865-947-5996 / GTucker@RGC-A.com

Phone / Email

CURRENT PROPERTY INFO

John C. Leatherwood Jr State

Owner Name (if different)

4425 Lonas Dr Knoxville TN 37909

Owner Address

865-300-1401

Owner Phone / Email

4425 LONAS DR

Property Address

107 C B 034.01

Parcel ID

1.55 acres

Tract Size

Part of Parcel (Y/N)?

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

South side of Kim Watt Dr., north of Lonas Dr and west of Frank Watts Rd

General Location

City

Council District 6

RN-1 (Single-Family Residential Neighborhood)

Rural Residential

County District

Zoning District

Existing Land Use

Northwest City

Planning Sector

LDR (Low Density Residential)

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 RN-2 (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

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
\$650.00	
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	Northshore Construction, Inc	5/30/2023
	Please Print	Date

Property Owner Signature	John C. Leatherwood Jr State	5/30/2023
	Please Print	Date

(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

NORTHSHORE CONSTRUCTION, INC

DEVELOPER

Applicant Name

Affiliation

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.

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

Garrett Tucker

Robert Campbell & Associates

Name

Company

7523 Taggart Lane

Knoxville

TN

37938

Address

City

State

ZIP

(865) 947-5996

gtucker@rgc-a.com

Phone

Email

CURRENT PROPERTY INFO

John C. Leatherwood Jr Estate

1617 Shirley Way Knoxville, TN 37909

865-300-1401

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

4425 Lonas Drive, Knoxville, TN 37909

CLT 107CB Parcels 034.01

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

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Combine Parcels
 Divide Parcel
 Unit / Phase Number _____

Total Number of Lots Created _____

Other (specify) _____

Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

Zoning Change
 Proposed Zoning **RN-2**

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
Fee 2	
Fee 3	

AUTHORIZATION

David Drozhzhin
 Digitally signed by David Drozhzhin
 Date: 2023.05.25 13:47:47 -04'00'

NORTHSHORE CONSTRUCTION, INC

May 25, 2023

Applicant Signature

Please Print

Date

865-200-9251

david@daviddro.com

Phone Number

Email


John C. Leatherwood Jr Estate

John C. Leatherwood Jr Estate

05/26/23

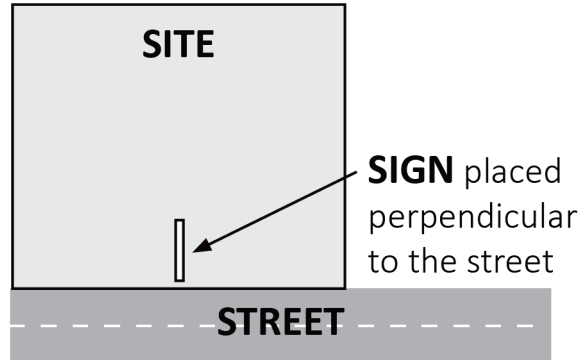
Property Owner Signature

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.

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:

_____ 6/30/2023 _____ and _____ 7/14/2023 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Northshore Construction, Inc

Date: 6/1/2023

File Number: 7-V-23-RZ

- Sign posted by Staff
- Sign posted by Applicant