

REZONING REPORT

▶ **FILE #:** 11-E-23-RZ

AGENDA ITEM #: 9

AGENDA DATE: 11/9/2023

▶ **APPLICANT:** SERGIO ALMENDARO

OWNER(S): Sergio Almendaro

TAX ID NUMBER: 106 A A 005.02

[View map on KGIS](#)

JURISDICTION: City Council District 3

STREET ADDRESS: 2414 ROBINSON RD

▶ **LOCATION:** North side of Chasity Way, south of Robinson Rd, east of Belle Terra Rd

▶ **APPX. SIZE OF TRACT:** 0.94 acres

SECTOR PLAN: Northwest County

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

ACCESSIBILITY: Access is via an easement through two parcels off of Robinson Road, which is a minor collector with a pavement width of 20 ft within a 50-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Ten Mile Creek

▶ **PRESENT ZONING:** AG (General Agricultural)

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

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

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

HISTORY OF ZONING: In 1992, this property was included in a large area that annexed into the City. Upon annexation, this property was redesignated as the A-1 (General Agricultural) district. [1-D-92-RZ]

SURROUNDING LAND USE AND ZONING:
North: Single family residential - AG (General Agricultural)
South: Multifamily residential - RN-3 (General Residential Neighborhood)
East: Rural residential - AG (General Agricultural)
West: Single family residential - AG (General Agricultural)

NEIGHBORHOOD CONTEXT: This property is in a residential area comprising large to medium sized single-family lots and multifamily subdivisions.

STAFF RECOMMENDATION:

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

COMMENTS:

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, 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. Since the 1990s, several forestry/vacant lands in the area have been transformed into multifamily subdivisions. Most of these properties were zoned as RP-1 (Planned Residential) until the adoption of the current zoning ordinance in 2020, when they were assigned the RN-3 and RN-5 zoning districts. The proposed amendment to the RN-1 district is compatible with the changing pattern and development in this area.

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

1. The subject property has been used as a single-family residence for at least the last 25 years and it aligns more with the intent of the proposed RN-1 district. The RN-1 district 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. The current AG district is intended to permit lands best suited for agriculture to be used for agriculture purposes.

2. The subject property is 137 ft wide and 0.94 acres in size, which does not meet the AG district's minimum lot width requirement of 200 ft and minimum lot size requirement of 5 acres. Rezoning to the RN-1 district will eliminate the non-conformity of this lot.

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. There is a mix of single family and multifamily dwellings in this neighborhood on properties zoned AG, RN-1, RN-2, RN-3, and RN-5. The proposed amendment is not expected to adversely impact the surrounding area.

2. The proposed RN-1 district will work as a buffer between the AG zoned properties to the north and RN-3 zoned multifamily development to the south.

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 permitted in the LDR (Low Density Residential) land use classification in the Northwest County Sector Plan and the One Year Plan.

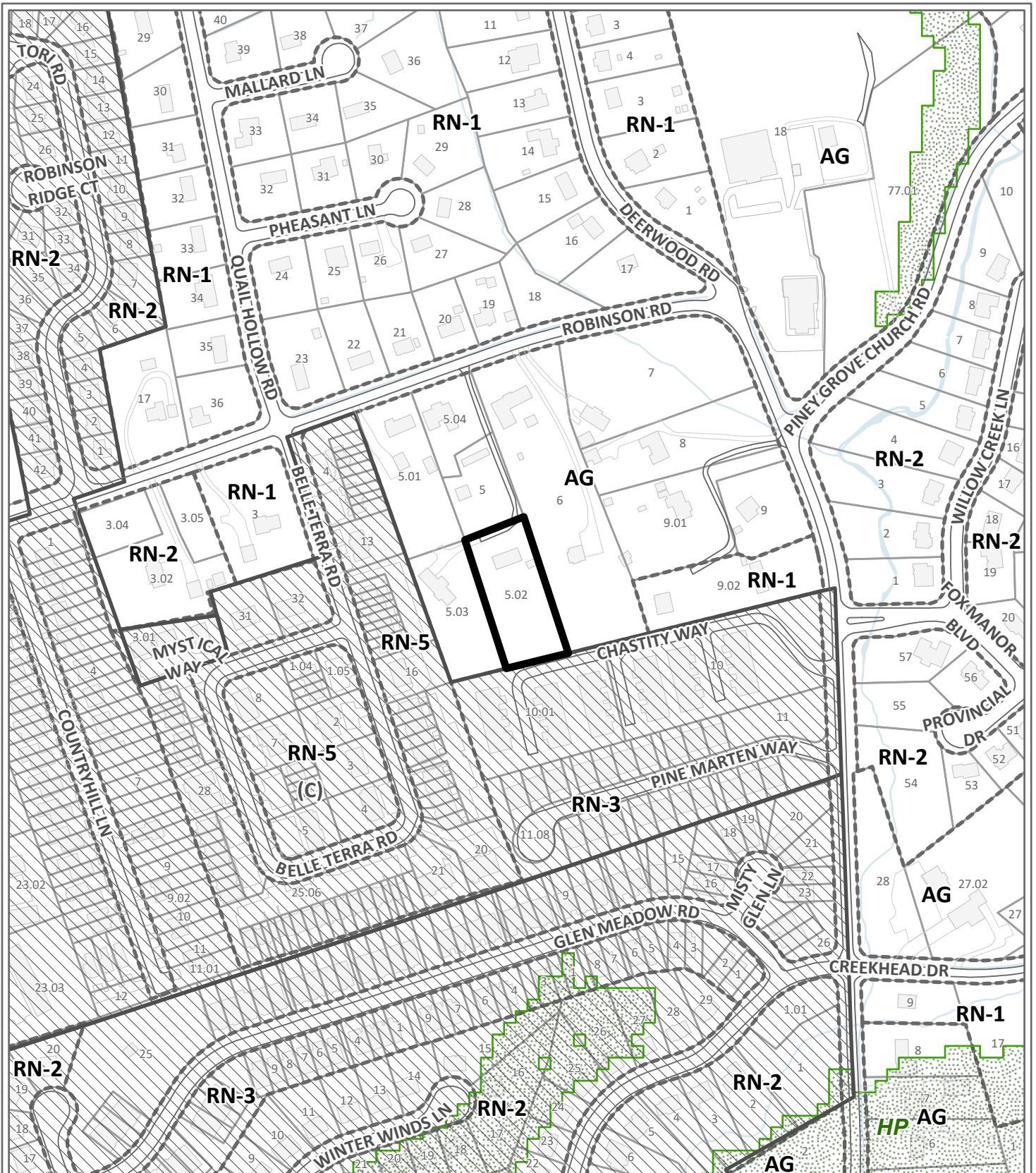
2. The proposed rezoning is consistent with the General Plan's Development Policy 8.1, which encourages growth in the existing urban area through infill housing opportunities.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: West Hills Elementary, Bearden Middle, and Bearden High.

If approved, this item will be forwarded to Knoxville City Council for action on 12/12/2023 and 1/9/2024. 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

11-E-23-RZ

Petitioner: Sergio Almandaro



From: AG (General Agricultural)
To: RN-1 (Single-Family Residential Neighborhood)

Map No: 106
Jurisdiction: City

Original Print Date: 10/4/2023
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

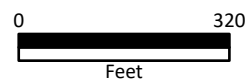
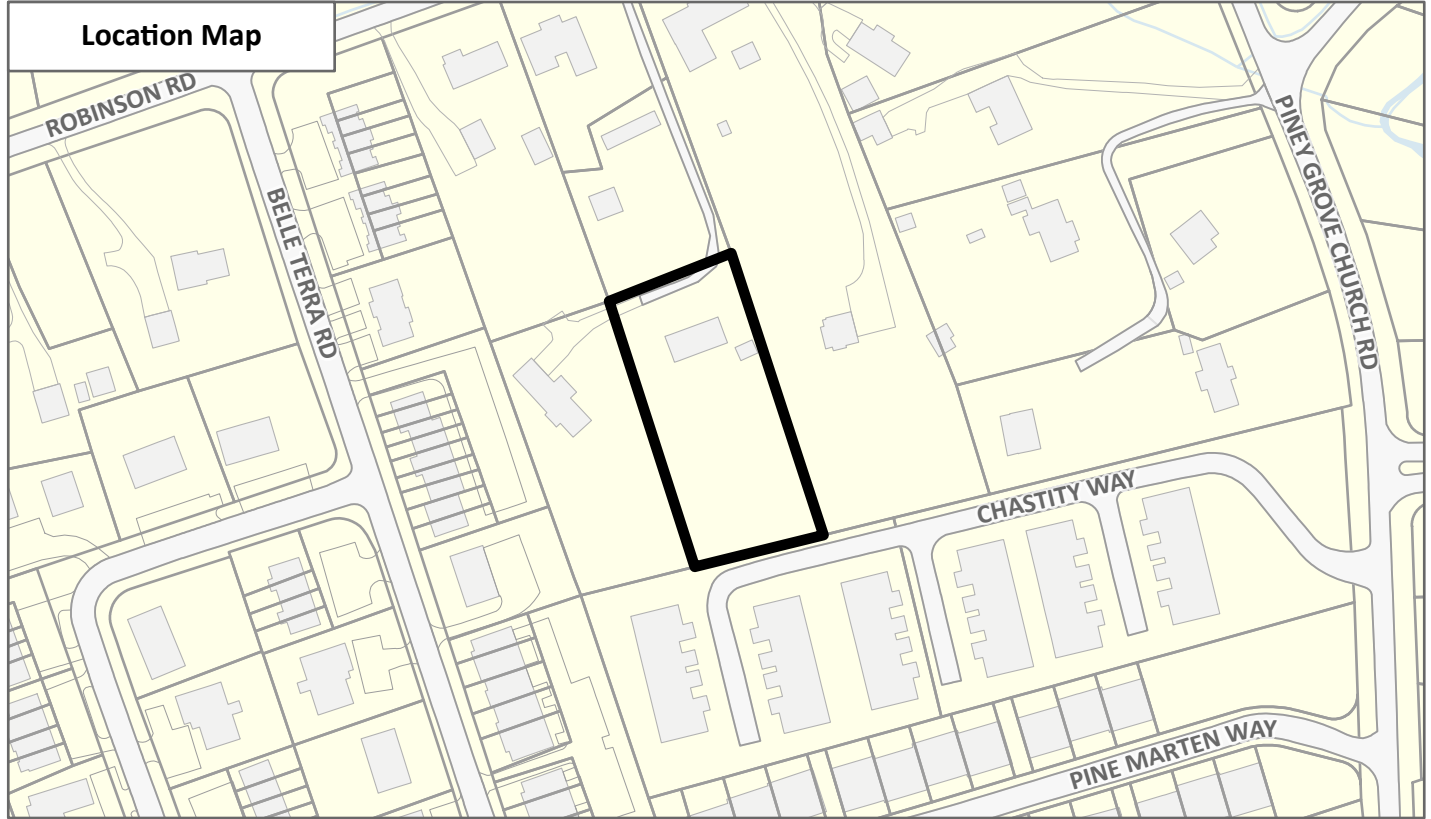


Exhibit A. Contextual Images

Location Map



Aerial Map

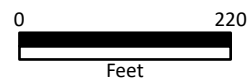


CONTEXTUAL MAPS 1

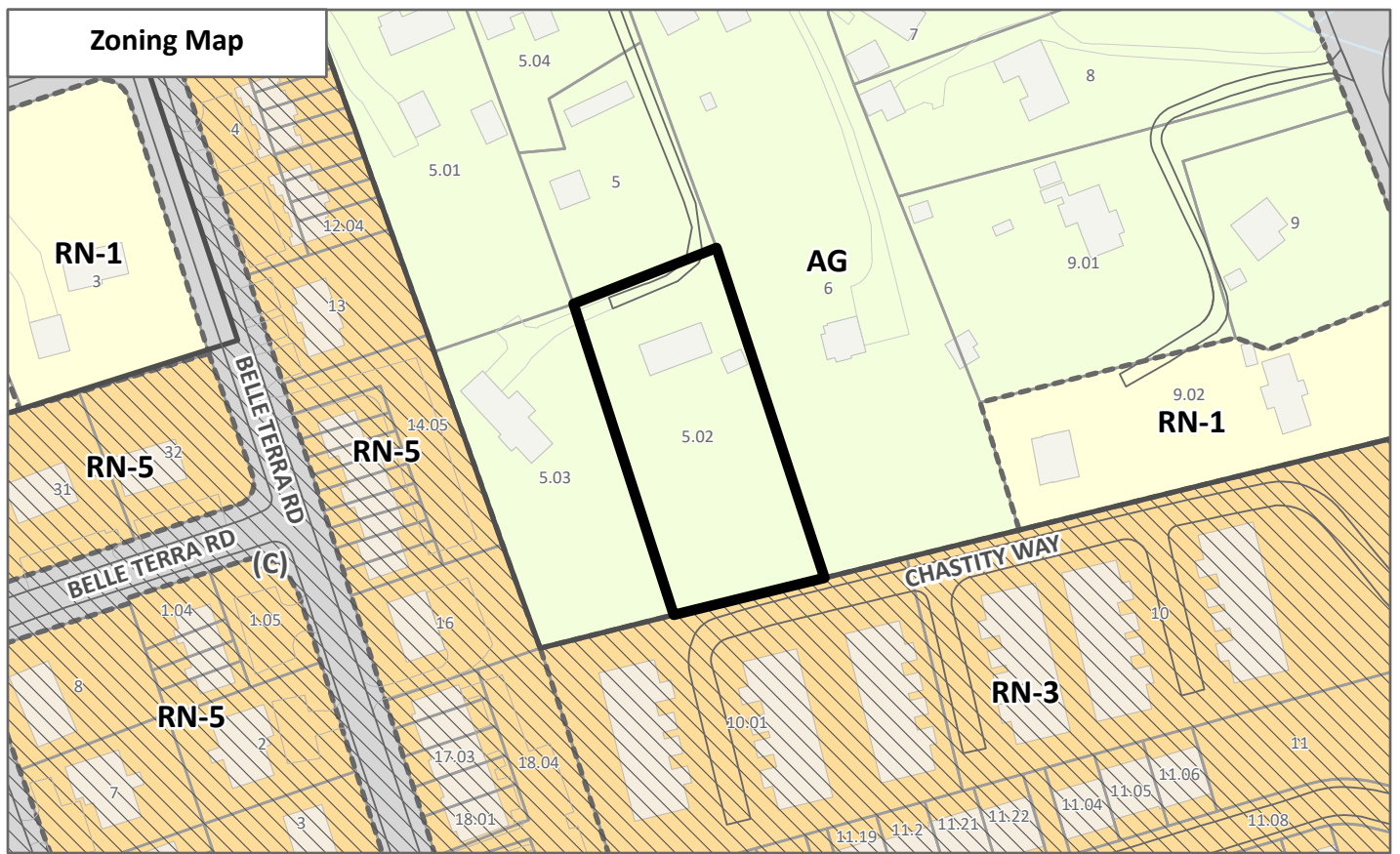
11-E-23-RZ



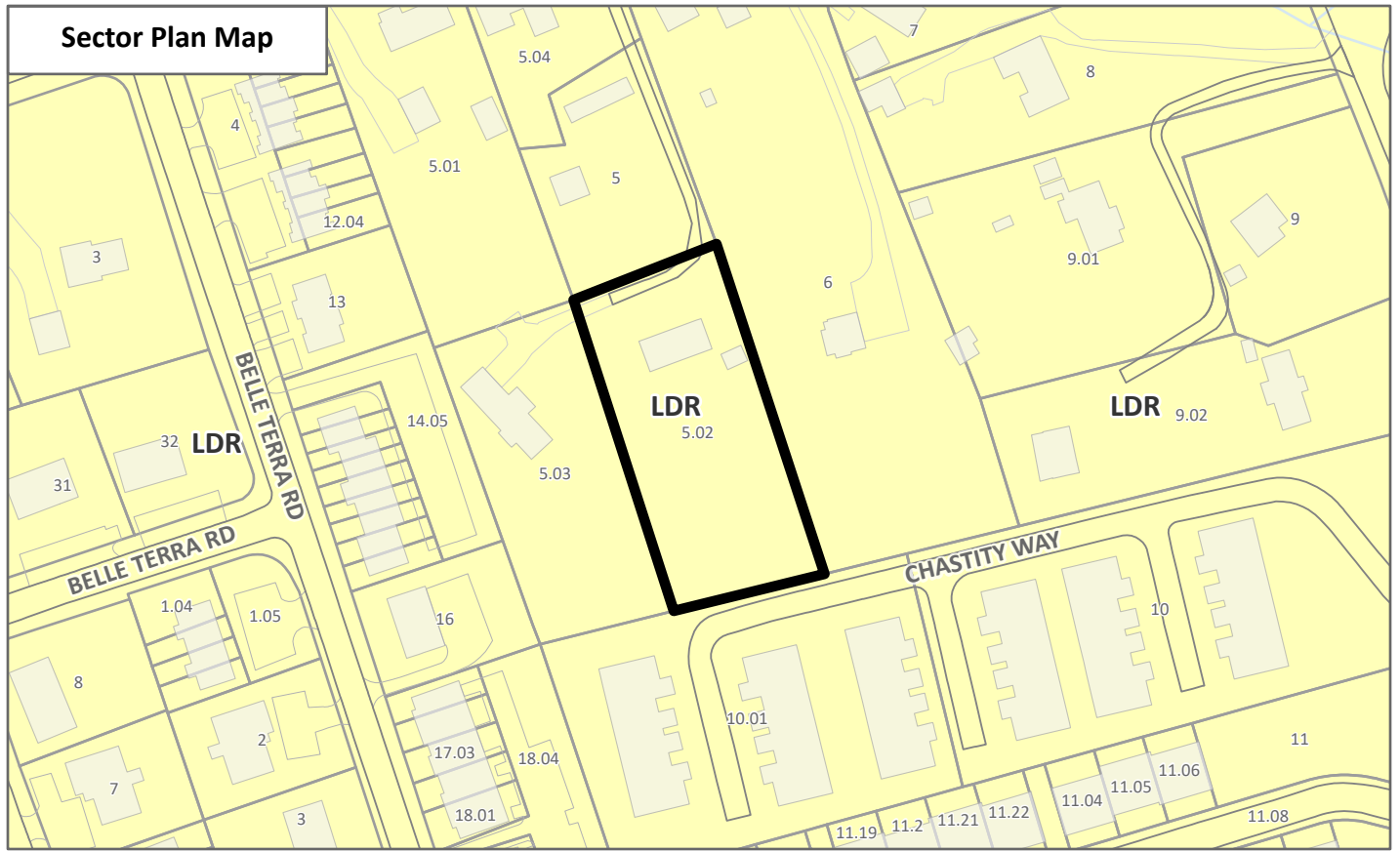
Case boundary



Zoning Map



Sector Plan Map

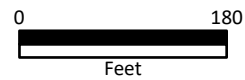


CONTEXTUAL MAPS 2

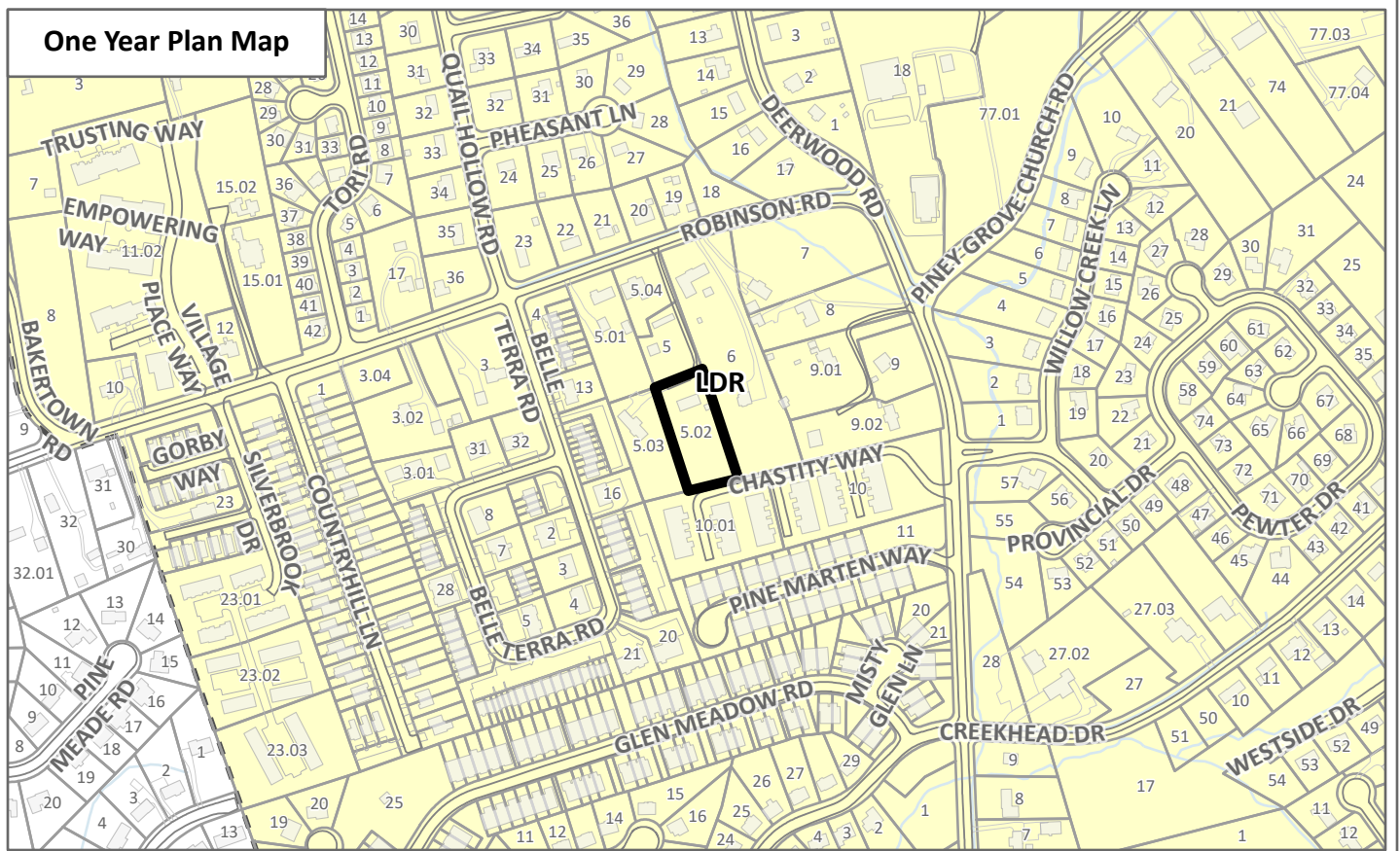
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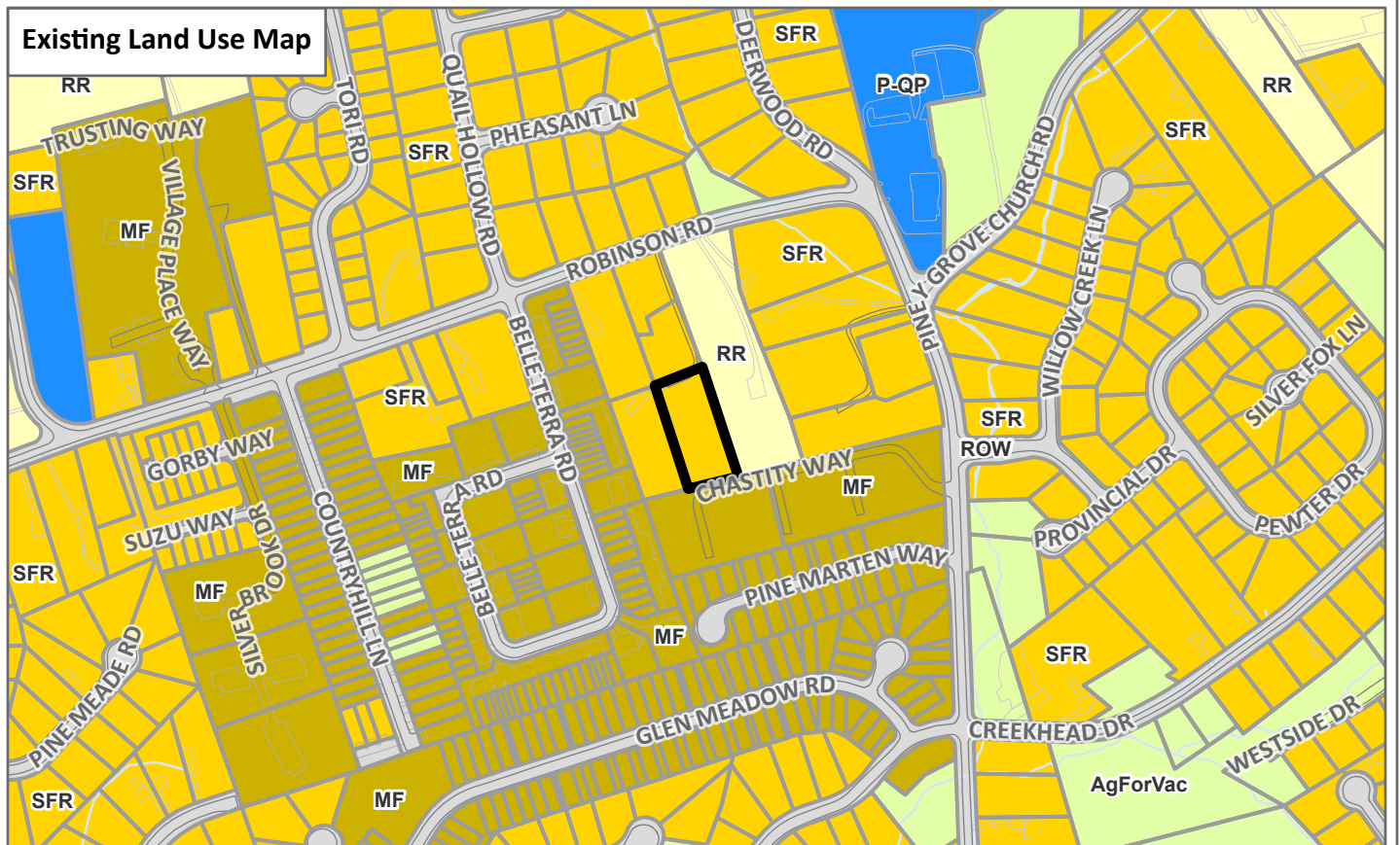
Case boundary



One Year Plan Map



Existing Land Use Map

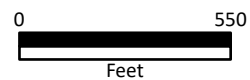


CONTEXTUAL MAPS 3

11-E-23-RZ



Case boundary



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

Sergio Almendaro

Applicant Name
8/14/2023

11/09/2023

Affiliation

File Number(s)

Date Filed

Meeting Date (if applicable)

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
- Sergio Almendaro

Name
9417 Barrington blvd

Company
knoxville tn 37922

Address
8653000793

City
sergioalmendaro.sa@gmail.com

State ZIP

Phone Email

CURRENT PROPERTY INFO

Sergio almendaro 2414 Robinson rd 8653000793.

Property Owner Name (if different) 2414 robinson rd

Property Owner Address 106AA-00502

Property Owner Phone

Property Address KUB

Parcel ID KUB Y

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

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

Proposed Subdivision Name _____

2

Related Rezoning File Number

Unit / Phase Number _____

- Combine Parcels
 Divide Parcel

Total Number of Lots Created

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Zoning Change

RN-1

Proposed Zoning

Pending Plat File Number

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		\$650.00
Fee 3		

ADDITIONAL ACTION

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

Sergio Almendaro

8/14/2023

8653000793

Please Print

Date

sergioalmendaro.sa@gmail.com

8/14/2023

Phone Number

Email


Property Owner Signature

Sergio almendaro

Please Print

Date Paid



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

Sergio Almendaro

Applicant Name

Affiliation

9/22/2023

Date Filed

11/9/2023

Meeting Date (if applicable)

11-E-23-RZ

File Number(s)

CORRESPONDENCE

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

Sergio Almendaro

Name / Company

9417 Barrington Blvd Knoxville TN 37922

Address

865-300-0793

Phone / Email

CURRENT PROPERTY INFO

Sergio Almendaro

Owner Name (if different)

9417 Barrington Blvd Knoxville TN 37922

Owner Address

865-300-0793

Owner Phone / Email

2414 ROBINSON RD

Property Address

106 A A 005.02

Parcel ID

0.94 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 of Robinson Rd, east of Belle Terra Rd

General Location

City

Council District 3

AG (General Agricultural)

Single family residential

County District

Zoning District

Existing Land Use

Northwest County

Planning Sector

LDR (Low Density Residential)

Sector Plan Land Use Classification

N/A (Within City Limits)

Growth Policy Plan Designation

DEVELOPMENT REQUEST

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

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) _____

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-1 (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

Fee 2

Fee 3

Total

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.

Sergio Almendaro

9/22/2023

Applicant Signature

Please Print

Date

Phone / Email

Sergio Almendaro

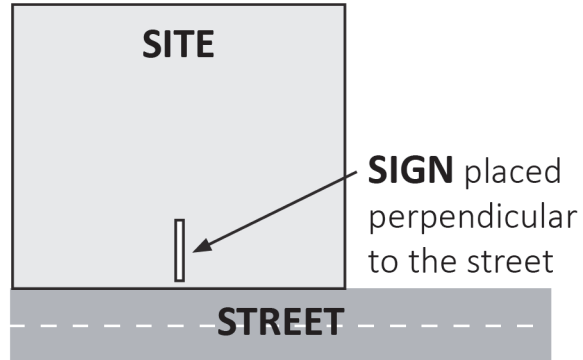
9/22/2023

Property Owner Signature

Please Print

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:

_____ 10/27/2023 _____ and _____ 11/10/2023 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Sergio Almendaro

Date: 9/22/2023

File Number: 11-E-23-RZ

- Sign posted by Staff
- Sign posted by Applicant