

REZONING REPORT

▶ **FILE #:** 9-C-23-RZ

AGENDA ITEM #: 7

AGENDA DATE: 9/14/2023

▶ **APPLICANT:** SRI LAMBODAR PROPERTIES, LLC

OWNER(S): Prashant Patel Sri Lambodar Properties, LLC

TAX ID NUMBER: 82 E G 034

[View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 3616 SKYLINE DR

▶ **LOCATION:** South side of Skyline Dr, east of Oakland St

▶ **APPX. SIZE OF TRACT:** 10012 square feet

SECTOR PLAN: East City

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

ACCESSIBILITY: Access is via Skyline Dr, a local road with pavement width that varies from 19 ft to 25 ft within a 50-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Holston

▶ **PRESENT ZONING:** RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

▶ **ZONING REQUESTED:** RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

▶ **EXISTING LAND USE:** Single Family Residential



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

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Single family residential - RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

South: Public/quasi public land (forested land) - OS (Parks and Open Space), HP (Hillside Protection Overlay)

East: Agriculture/forestry/vacant land - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

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

NEIGHBORHOOD CONTEXT: This neighborhood is primarily comprised of single family residences on lots smaller than ¼ acre with shallow front setbacks. There are a few duplexes in close proximity to the subject property.

STAFF RECOMMENDATION:

▶ **Approve the RN-2 (Single-Family Residential Neighborhood) district because it is consistent with the sector plan and surrounding development. The HP (Hillside Protection Overlay) would be**

retained.

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. There have not been any significant changes in the area in recent times. However, the location is consistent with the RN-2 district's intent and there are many RN-2 zoned properties in close proximity.
2. While there have not been significant changes that have occurred, the Burlington Streetscapes project is projected in the City's Capital Improvement Projects 5 blocks to the north along Martin Luther King Avenue and will represent a significant investment for the area. This project will include replacing sidewalks, traffic signals, streetlights, creating on-street parking, and relocating overhead utilities.

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

1. The proposed RN-2 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.
2. The area primarily comprises single family units with a few two-family homes, and it will be consistent with the RN-2 district's intent.
3. The lot is 50-ft wide, so it does not meet the lot width requirement of the RN-1 zone. This rezoning would bring the lot into compliance with the zoning ordinance, as the minimum lot width requirement in the RN-2 zone is 50 ft.

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 are no adverse impacts anticipated with the proposed RN-2 zoning district. The district standards enforce development that would be compatible with the surrounding residential land uses.
2. There are many nearby properties zoned RN-2, including all the parcels on the opposite side of the street.
3. The sector plan designation would remain TDR (Traditional Neighborhood Residential), which is the designation for most of the surrounding parcels.
4. The entire property is within the HP (Hillside Protection) overlay. Any duplex development would be required to adhere to the HP Overlay District standards, and a slope analysis would be performed to establish the maximum disturbable 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 rezoning is consistent with the General Plan's development policy 8.1 that encourages growth in the existing urban area through infill housing opportunities.
2. The RN-2 district is consistent with the One Year Plan and East City Sector Plan's TDR land use classification.

ESTIMATED TRAFFIC IMPACT: Not required.

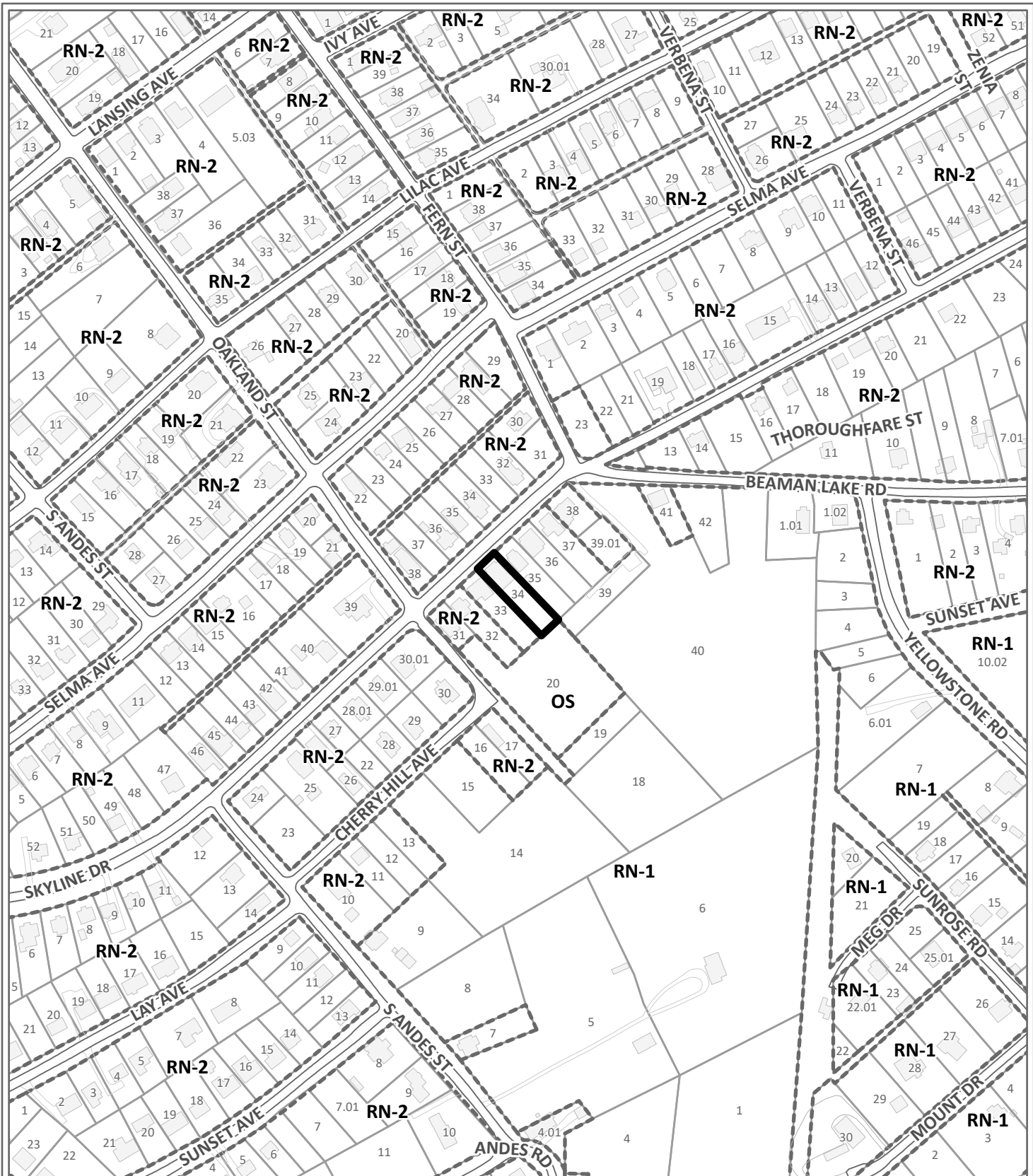
ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Spring Hill Elementary, Vine Middle Magnet, and Austin East High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

If approved, this item will be forwarded to Knoxville City Council for action on 10/17/2023 and 10/31/2023. 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

9-C-23-RZ

Petitioner: Sri Lambodar Properties, LLC



From: RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)
To: RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

Map No: 82
Jurisdiction: City

Original Print Date: 8/18/2023
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

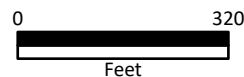
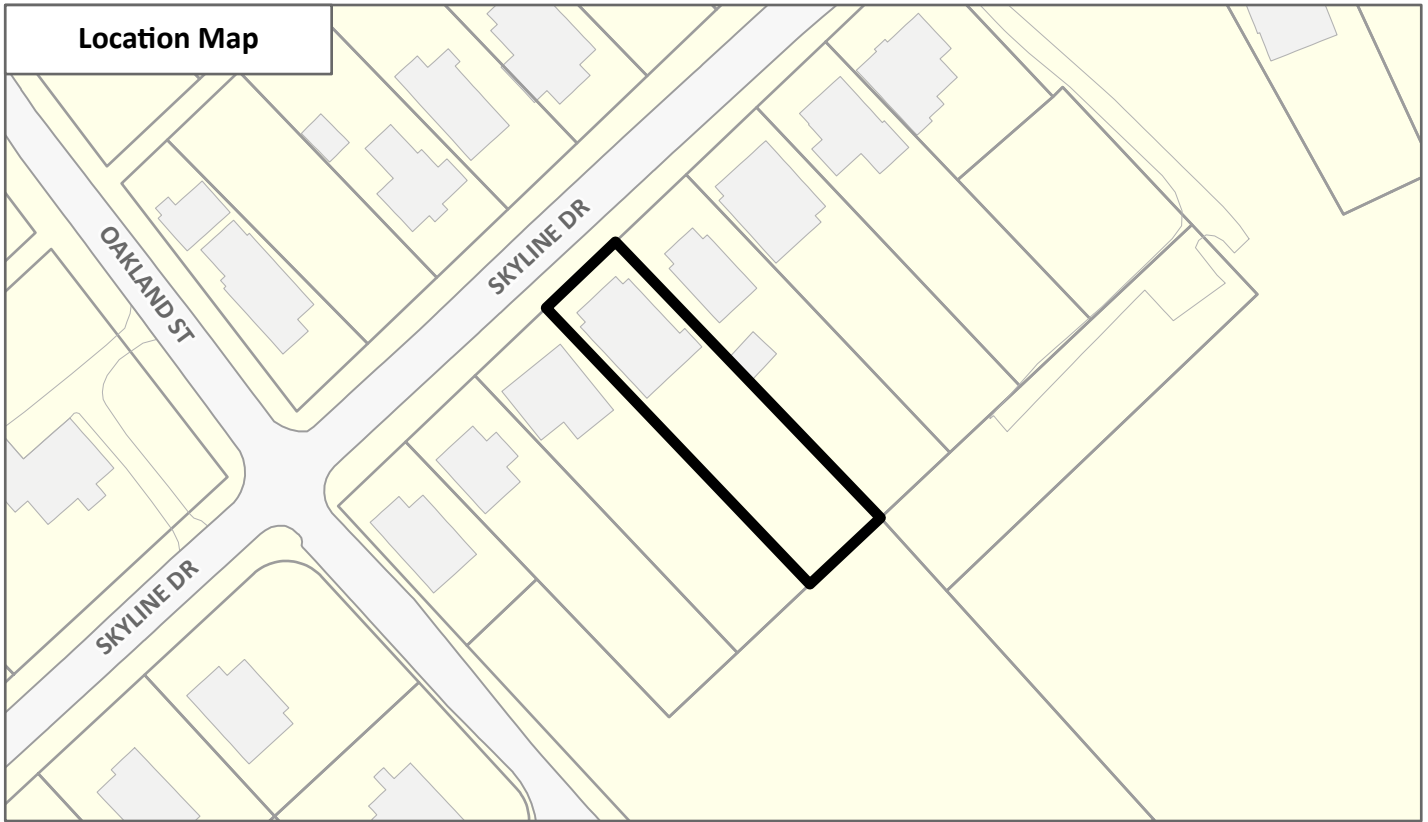
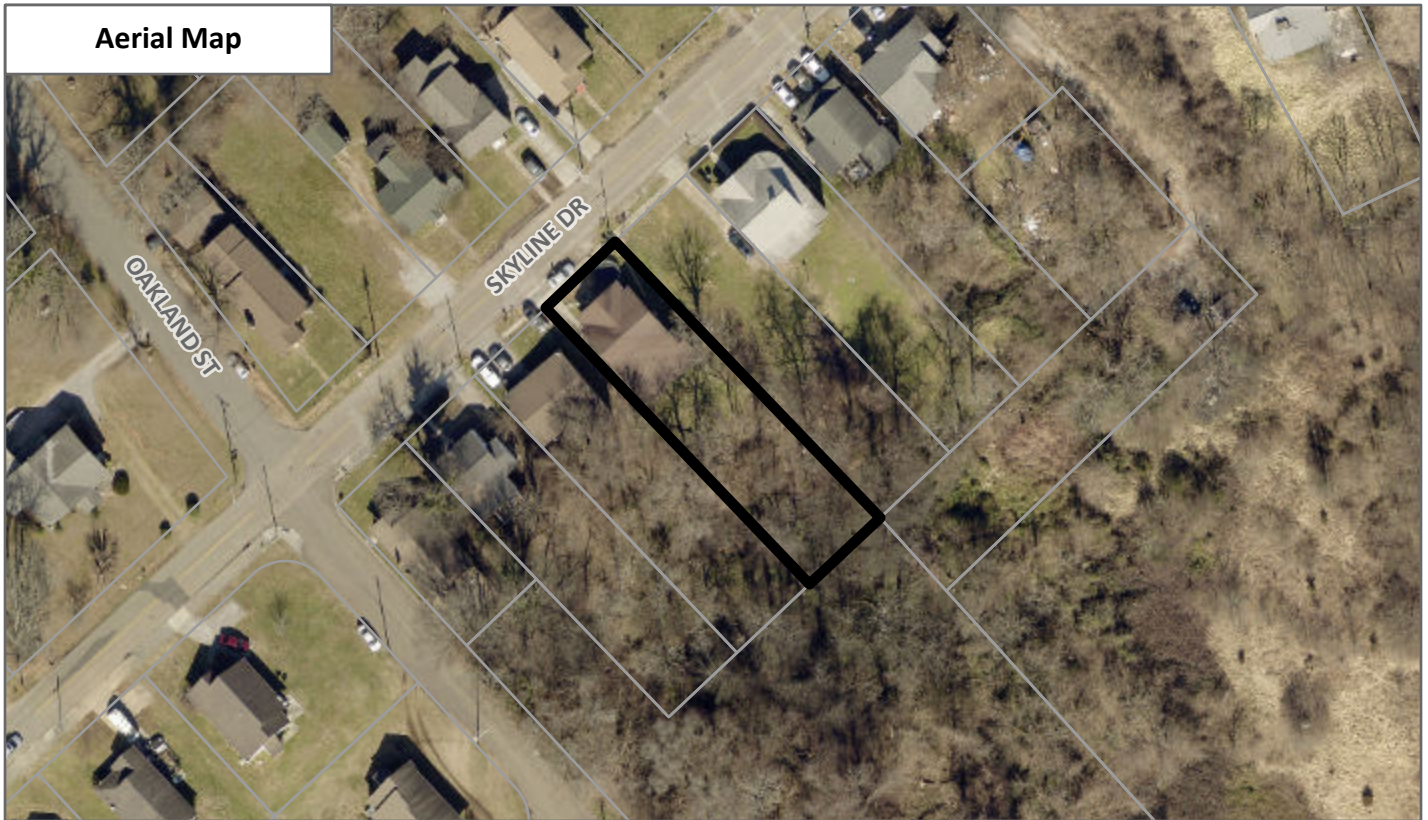


Exhibit A. Contextual Images

Location Map



Aerial Map

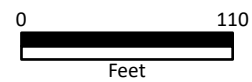


CONTEXTUAL MAPS 1

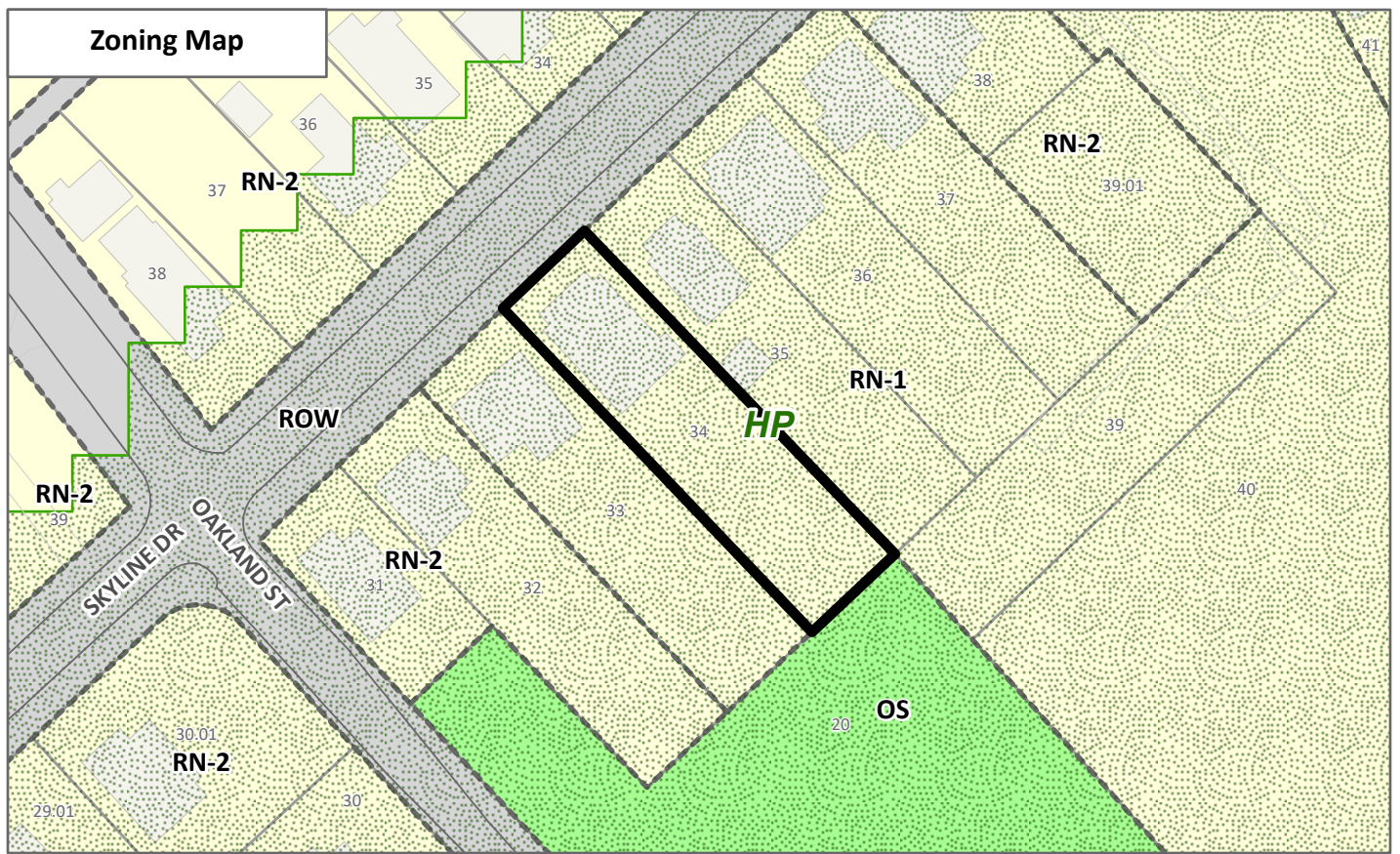
9-C-23-RZ



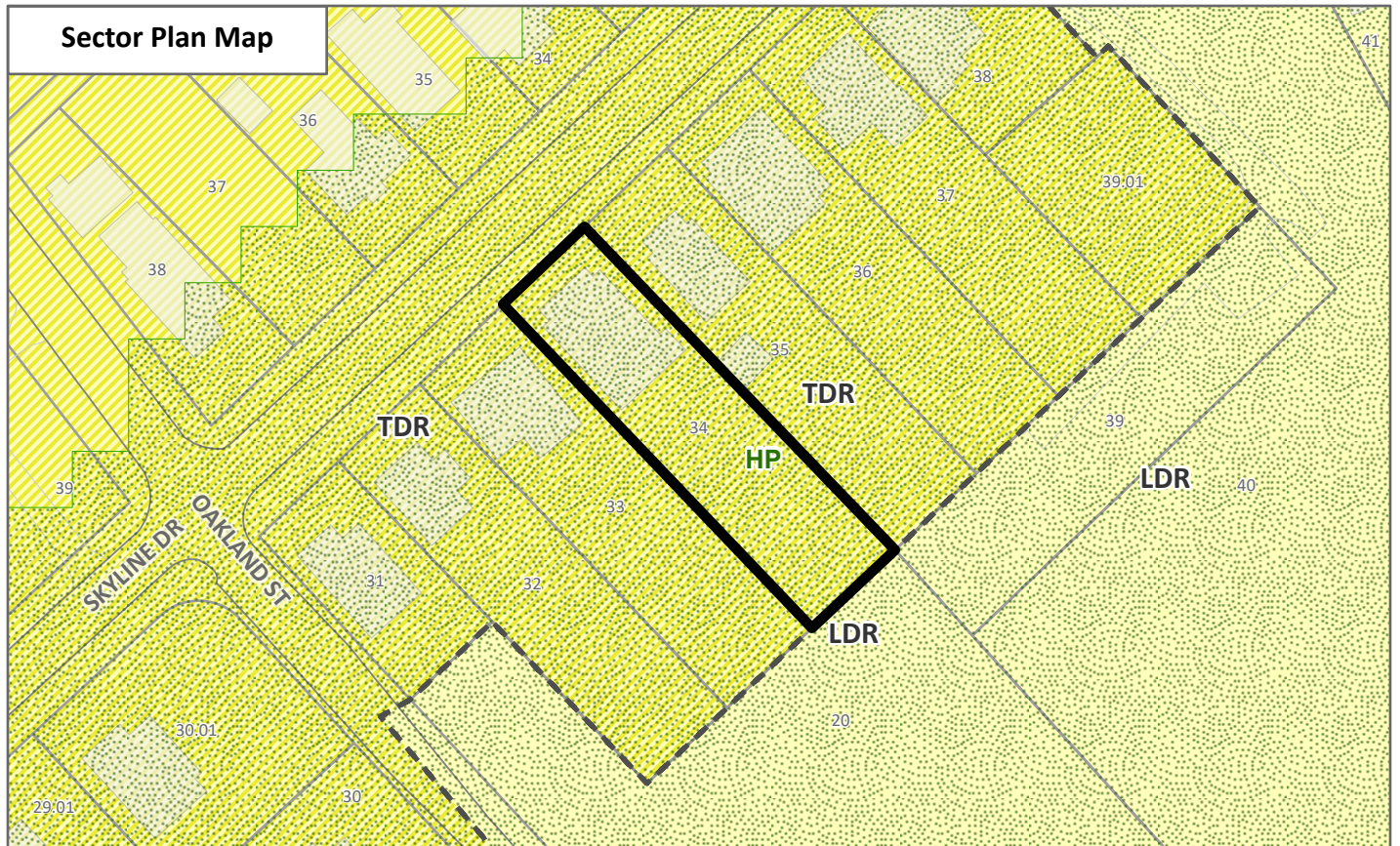
Case boundary



Zoning Map



Sector Plan Map



CONTEXTUAL MAPS 2

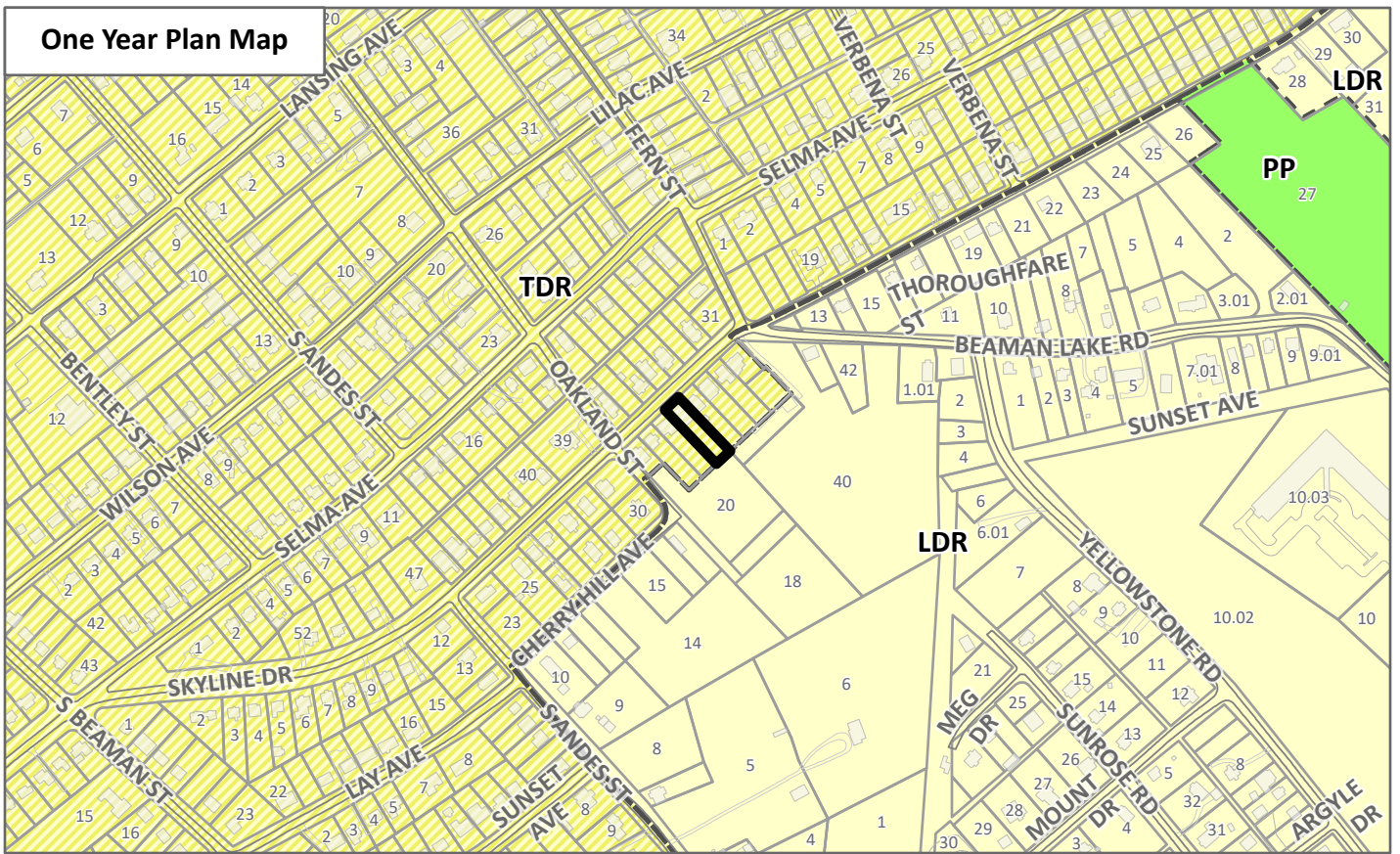
9-C-23-RZ



Case boundary



One Year Plan Map



Existing Land Use Map

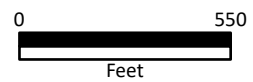


CONTEXTUAL MAPS 3

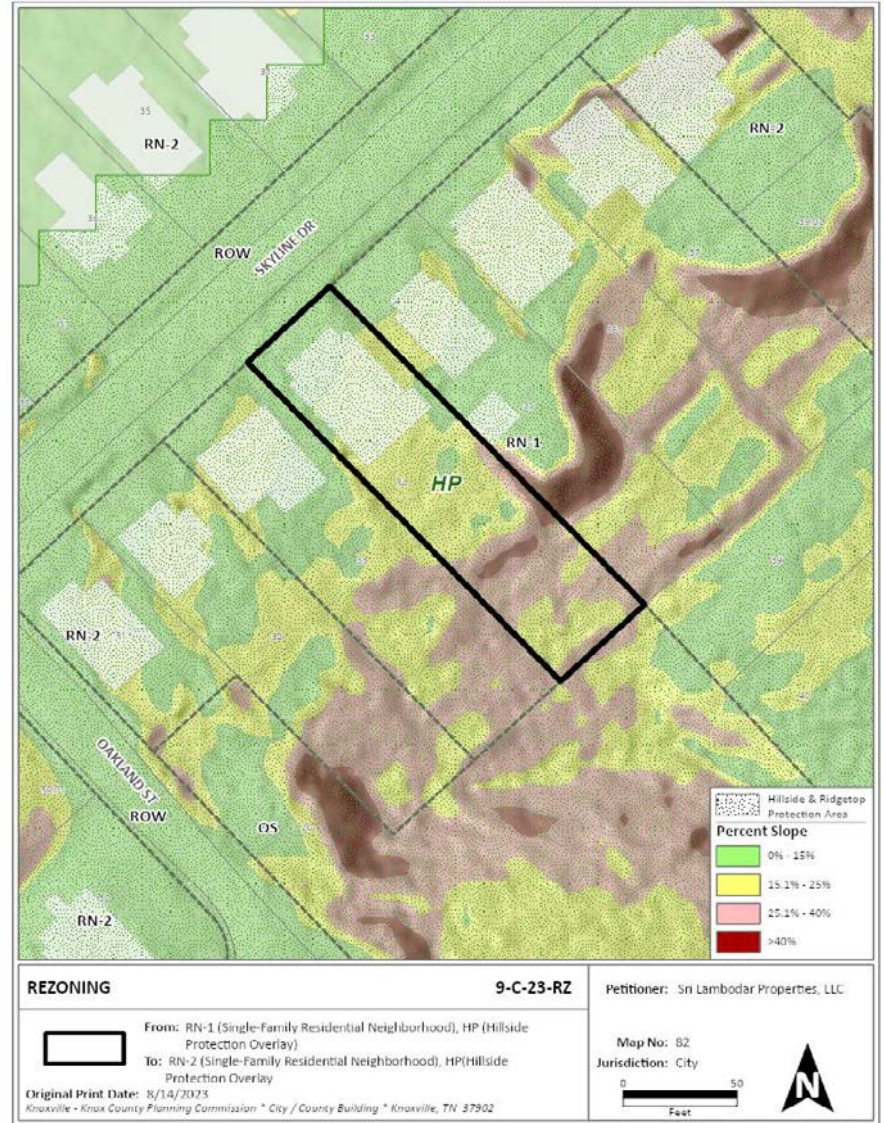
9-C-23-RZ



Case boundary



CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	9,697.8	0.22			
Non-Hillside			N/A		
0-15% Slope	2,111.5	0.05	100%	2,111.5	0.05
15-25% Slope	5,198.7	0.12	50%	2,599.4	0.06
25-40% Slope	2,063.4	0.05	20%	412.7	0.01
Greater than 40% Slope	324.1	0.01	10%	32.4	0.001
Ridgetops					
Hillside Protection (HP) Area	9,697.8	0.22	Recommended disturbance budget within HP Area	5,156.0	0.12
			Percent of HP Area	53.2%	





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

Sri Lambodar Properties, LLC

Applicant Name Affiliation

7/7/2023

Date Filed

9/14/2023

Meeting Date (if applicable)

9-C-23-RZ

File Number(s)

CORRESPONDENCE

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

Prashant Patel Sri Lambodar Properties, LLC

Name / Company

645 Blue Herron Rd Knoxville TN 37934

Address

865-567-6344 / ibuyhousesknox@gmail.com

Phone / Email

CURRENT PROPERTY INFO

Prashant Patel Sri Lambodar Properties, 645 Blue Herron Rd Knoxville TN 37934 865-567-6344 / ibuyhousesknox

Owner Name (if different)

Owner Address

Owner Phone / Email

3616 SKYLINE DR

Property Address

82 E G 034

Parcel ID

Part of Parcel (Y/N)?

10012 square feet

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

Southeast of Skyline Drive, east of Oakland Street

General Location

City **Council District 6** **RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)** **Single Family Residential**

County District Zoning District Existing Land Use

East City **TDR (Traditional Neighborhood Residential), HP (Hillside** **N/A (Within City Limits)**

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-2 (Single-Family Residential Neighborhood), HP(Hillside Protection Ove	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	Sri Lambodar Properties, LLC	7/7/2023
	Please Print	Date

Phone / Email		
Property Owner Signature	Prashant Patel Sri Lambodar Properties, LLC	7/7/2023
	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



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

Sri Lambodar Properties, LLC

Applicant Name	Affiliation
07/07/2023	File Number(s)
Date Filed	

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

Prashant Patel	Sri Lambodar Properties, LLC		
Name	Company		
645 Blue Herron Rd	Knoxville	TN	37934
Address	City	State	ZIP
865-567-6344	ibuyhousesknox@gmail.com		
Phone	Email		

CURRENT PROPERTY INFO

		865-567-6344
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
3616 SKYLINE DR	082EG034	
Property Address	Parcel ID	
KUB	KUB	N
Sewer Provider	Water Provider	Septic (Y/N)

STAFF USE ONLY

General Location	Tract Size			
<input type="checkbox"/> City <input type="checkbox"/> County <table style="width: 100%; border: none;"> <tr> <td style="border: none;">District</td> <td style="border: none;">Zoning District</td> <td style="border: none;">Existing Land Use</td> </tr> </table>	District	Zoning District	Existing Land Use	
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

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) **Duplex**

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
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

865-567-6344

Phone Number



Property Owner Signature

Please Print

ibuyhousesknox@gmail.com

Email

Prashant Patel

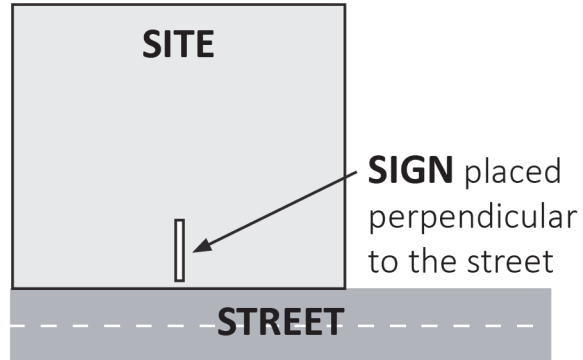
Please Print

07/07/2023

Date

Date Paid

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:

_____ 9/01/2023 _____ and _____ 9/15/2023 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Sri Lambodar

Date: 07/07/2023

File Number: 9-C-23-RZ

- Sign posted by Staff
- Sign posted by Applicant