

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Michelle Portier

Staff Recomm. (Abbr.): Approve the RN-4 (General Residential Neighborhood) Zoning District because it is consistent with the sector plan and allows construction of needed small scale housing.

Staff Recomm. (Full):

Comments: REZONING REQUIREMENTS FROM ZONING ORDINANCES (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 is an increased need for both affordable housing and small-scale housing. The proposed development would help to meet both of those needs.

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

1. The RN-4 (General Residential Neighborhood) Zoning District is intended to accommodate mixed medium density residential development within the City of Knoxville. Single-family, two-family, and townhouse dwelling residential development is permitted with low-rise multi-family dwellings and new development forms such as pocket neighborhoods allowed by review and in some cases with special use approval. The RN-4 District is intended to be applied to neighborhoods that are characterized by such mixed residential development, or that have been identified as areas where such development would be suitable in the future. Limited nonresidential uses that are compatible with the character of the district may also be permitted [Article 4, § 4.1 (D), RN-4 General Residential Neighborhood Zoning District].
2. RN-4 zoning allows more than one primary structure on the same lot [Article 10, § 10.1 (A), Number of Structures on a Lot].

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

1. The lot at 2935 Martin Luther King Jr. Avenue is wider than most on the street (approximately 99 feet wide). This additional width allows two duplexes to be built side by side and still meet the Infill Housing Guidelines requiring new construction to be similar to the existing housing stock on the same block in terms of spacing, massing, and setbacks.
2. Driveways and parking pads are required on the alley side of the structures. This increases safety as vehicles would not be accessing the street from several separate access points, and it provides a better aesthetic in keeping parked cars to the rear of buildings.

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. This request is consistent with the sector plan's TDR designation, which lists RN-4 as one of the recommended zones allowed.
2. The property is located in FEMA Flood Zone X, but it is not located in a floodway or a floodplain.
3. The requested zone is in compliance with all other plans.

Action: Approved

Meeting Date: 1/9/2020

Details of Action:

Summary of Action: Approve the RN-4 (General Residential Neighborhood) Zoning District because it is consistent with the

sector plan and allows construction of needed small scale housing.

Date of Approval: 1/9/2020 **Date of Denial:** **Postponements:**
Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council
Date of Legislative Action: 2/11/2020 **Date of Legislative Action, Second Reading:**
Ordinance Number: O-21-2020 **Other Ordinance Number References:**
Disposition of Case: Approved (Emergency) **Disposition of Case, Second Reading:**
If "Other": **If "Other":**
Amendments: **Amendments:**
Date of Legislative Appeal: **Effective Date of Ordinance:**