CASE SUMMARY

APPLICATION TYPE: REZONING

ONE YEAR PLAN AMENDMENT



City

File Number:	1-C-21-RZ	Related File Number:	1-E-21-PA
Application Filed:	11/23/2020	Date of Revision:	
Applicant:	BENJAMIN C., MULLINS OBO HILTON CAPITAL GROUP		

PROPERTY INFORMATION

General Location: South of Merchant Dr. between Clinton Hwy & Pleasant Ridge Rd.

Other Parcel Info.:

Tax ID Number:	80 J B 021, 023 & 024 (PARTS OF)	Jurisdiction:	(
Size of Tract:	21.98 acres		

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:			
Proposed Use:			Density:
Sector Plan:	Northwest City	Sector Plan Designation:	LDR (Low Density Residential)
Growth Policy Plan:	N/A		

Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street:

2400 2600 Merchant & 5291 Oakhill Dr.

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-N (Neighborhood Commercial) & AG (Agricultural)

Former Zoning:

Requested Zoning: RN-5 (General Residential Neighborhood)

Previous Requests: 4-J-14-RZ

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

Requested Plan Category: MDR (Medium Density Residential) / O (Office)

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 DISI	POSITION
Planner In Charge:	Liz Albertson	FOSITION
Staff Recomm. (Abbr.):	Approve RN-3 (General Residential Neighborhood) / HP (Hills consistent with the surrounding development.	side Protection) zoning because it is
Staff Recomm. (Full):		
Comments:	REZONING REQUIREMENTS FROM ZONING ORDINANCE	ES (must meet all of these):
	 THE PROPOSED AMENDMENT SHALL BE NECESSARY BI CHANGED OR CHANGING CONDITIONS IN THE AREA AN CITY GENERALLY: 1. The City of Knoxville continues to grow, as does demand fo in areas served by transit and sidewalks. 2. Growth trends and projections document a continued rise in for housing, and a missing middle housing option that exists b and apartments in Knoxville and Knox County. The MDR/HP p of additional residential density at this location. 	ID DISTRICTS AFFECTED, OR IN THE or a variety of housing types, particularly in population, the related increased need between single family residential homes
	THE PROPOSED AMENDMENT SHALL BE CONSISTENT V THE APPLICABLE ZONING ORDINANCE: 1. The zoning ordinance describes the RN-3 General Resider intended to accommodate medium density residential neighbor characterized by one and two-family homes. Townhouse dwe approval to facilitate a more urban development form. Limited with the character of the district may also be permitted. 2. Rezonings should be based on the entire range of uses allo development brought forth at a future time would be compatib 3. The HP (Hillside Protection) Overlay zone district identifies the City. When development occurs on hillsides, there are po increased erosion, fire, or flood hazards, and property damag subsidence. In order to protect hillsides and hillside development District is established.	ntial Neighborhood Zoning District as borhoods in the City of Knoxville ellings may be allowed by special use d nonresidential uses that are compatible lowed within a zone to ensure that any ble with the surrounding land uses. a significant natural topographic features o botential serious consequences, such as ge from extensive soils slippage and
	THE PROPOSED AMENDMENT SHALL NOT ADVERSELY A CITY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE IN AMENDMENT. 1. The area consists mostly of single family residential, but is 2. The proposed rezoning to RN-3 allows consideration of add area well served by infrastructure including transit, within walk commercial nodes. The residential development types are lime special use, townhomes. 3. Development of the site under the HP overlay zone will req for compliance with the HP Overlay zone district and the distu- slope characteristics of the property. Any new development we limits of slope analysis, thereby reducing the impact of the de THE PROPOSED AMENDMENT SHALL BE CONSISTENT W GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INC MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACI 1. The recommended amendment to the Northwest City Sector (Medium Density Residential) / HP (Hillside Protection) design HP Overlay zone districts.	EFFECTS RESULT FROM SUCH also adjacent to multi-family residential. Iditional residential development in an king distance of two schools and near two nited to houses, two family homes and by quire a development plan to be reviewed urbance area will be limited based on the vould need to fit within the disturbance evelopment of the property. WITH AND NOT IN CONFLICT WITH THE CLUDING ANY OF ITS ELEMENTS, ILITIES PLAN, AND OTHERS: for Plan's and One Year Plan to the MDR
Action:	Approved as Modified	Meeting Date: 3/11/2021

7/15/2021 04:03 PM

Details of Action:	Approve RN-5 (General Residential Neighborhood) / HP (Hillside Protection) zoning because it is consistent with the surrounding development.				
Summary of Action:					
Date of Approval:	3/11/2021 Date of	Denial:	Postponements:	1/21/2021, 2/11/2021	
Date of Withdrawal:	Withdrawn prior to publication?: 🔲 Action Appealed?:				
LEGISLATIVE ACTION AND DISPOSITION					
Legislative Body:	Knoxville City Council				
Date of Legislative Action:	4/20/2021 Date of Legislative Action, Second Reading: 5/4/2021				
Ordinance Number:	Other Ordinance Number References:				
Disposition of Case:	Approved	Disposition of Case, S	Second Reading:	Withdrawn	
If "Other":		If "Other":			
Amendments:		Amendments:			
Date of Legislative Appeal:		Effective Date of Ordi	nance:		