

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:

Liz Albertson

Staff Recomm. (Abbr.):

Approve RN-3 (General Residential Neighborhood) / HP (Hillside Protection) zoning because it is consistent with the surrounding development.

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 GENERALLY:

- 1. The City of Knoxville continues to grow, as does demand for a variety of housing types, particularly in areas served by transit and sidewalks.
- 2. Growth trends and projections document a continued rise in population, the related increased need for housing, and a missing middle housing option that exists between single family residential homes and apartments in Knoxville and Knox County. The MDR/HP plan amendment allows for consideration of additional residential density at this location.

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

- 1. The zoning ordinance describes the RN-3 General Residential Neighborhood Zoning District as intended to accommodate medium density residential neighborhoods in the City of Knoxville characterized by one and two-family homes. Townhouse dwellings may be allowed by special use approval to facilitate a more urban development form. Limited nonresidential uses that are compatible with the character of the district may also be permitted.
- 2. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.
- 3. The HP (Hillside Protection) Overlay zone district identifies significant natural topographic features of the City. When development occurs on hillsides, there are potential serious consequences, such as increased erosion, fire, or flood hazards, and property damage from extensive soils slippage and subsidence. In order to protect hillsides and hillside development, the HP Hillside Protection Overlay District is established.

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 area consists mostly of single family residential, but is also adjacent to multi-family residential.
- 2. The proposed rezoning to RN-3 allows consideration of additional residential development in an area well served by infrastructure including transit, within walking distance of two schools and near two commercial nodes. The residential development types are limited to houses, two family homes and by special use, townhomes.
- 3. Development of the site under the HP overlay zone will require a development plan to be reviewed for compliance with the HP Overlay zone district and the disturbance area will be limited based on the slope characteristics of the property. Any new development would need to fit within the disturbance limits of slope analysis, thereby reducing the impact of the development of the property.

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 recommended amendment to the Northwest City Sector Plan's and One Year Plan to the MDR (Medium Density Residential) / HP (Hillside Protection) designation supports the recommended RN-3 / HP Overlay zone districts.

Action:

Approved as Modified

Meeting Date: 3/11/2021

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, Second Reading:** Withdrawn

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**