

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 1-D-23-RZ **Related File Number:**
Application Filed: 10/28/2022 **Date of Revision:**
Applicant: VICTOR JERNIGAN

PROPERTY INFORMATION

General Location: Southeast side of Washington Pike, southwest of Millertown Pike
Other Parcel Info.:
Tax ID Number: 70 C D 023 **Jurisdiction:** City
Size of Tract: 2.19 acres
Accessibility: Access is via Washington Pike, a minor arterial with a pavement width of 23-ft within a right-of-way width of 40-ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: East City **Sector Plan Designation:** LDR (Low Density Residential), HP (Hillside Protec
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: This area is primarily single family residential dwellings with some attached and multi-family dwellings in the vicinity as well.

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

Street: 4614 WASHINGTON PIKE
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)
Former Zoning:
Requested Zoning: RN-2 (Single-Family Residential Neighborhood);HP (Hillside Protection Overlay)
Previous Requests:
Extension of Zone: No
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), HP (Hillside Protection)
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:

Mike Reynolds

Staff Recomm. (Abbr.):

Approve RN-2 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay) zoning because it is located on an arterial near a commercial node and is consistent with the sector plan.

Staff Recomm. (Full):

Comments:

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E.3, SUBSECTIONS 1-3, 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. There is an increased need for small-scale housing. This proposal will provide an opportunity to meet this need.
2. The RN-2 zone allows single-family houses on 5,000 sqft lots and duplexes on 10,000 sqft lots with Special Use approval by the Planning Commission.
3. The property is located near the regional commercial and employment node to the northeast.
4. A significant investment in road improvements related to the Amazon distribution warehouse is under construction.
5. The property is located on a KAT transit route.

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

1. The RN-2 zoning district is intended for low density single-family residential development on relatively small lots.
2. RN-2 zoning is consistent with the LDR (Low Density Residential) land use classification of this property.
3. The subject property is contiguous with MDR (Medium Density Residential) land use along the southeast boundary. There are also MDR and O (Office) land use designations along Millertown Pike to the east and Washington Pike to the west and north.

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 property has access to a minor arterial street.
2. The proposed rezoning to RN-2 is not anticipated to adversely affect adjacent properties since the area is predominantly residential in character.

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 to RN-2 aligns with policy 8.1 of the General Plan, which promotes infill housing on vacant lots that are compatible with the scale and layout of neighboring residences.
2. The RN-2 zoning district is consistent with the East City Sector Plan's LDR classification.
3. A small portion of the property, south of the blue line stream that runs through the property, is within the HP (Hillside Protection Overlay). Because of the need to cross the stream and the relatively small area, the HP area is not likely to be disturbed.
4. The requested zoning district at this location is not in conflict with any other adopted plans.

Action:

Approved

Meeting Date: 3/9/2023

Details of Action:

Summary of Action:

Approve RN-2 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay) zoning

because it is located on an arterial near a commercial node and is consistent with the sector plan.

Date of Approval: 3/9/2023 **Date of Denial:** **Postponements:** 1/12/2023, 2/9/2023
Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 4/4/2023

Date of Legislative Action, Second Reading: 4/18/2023

Ordinance Number:

Other Ordinance Number References: O-61-2023

Disposition of Case: Approved as Modified

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Approved RN-2/HP for the rear portion of the parcel leaving 160 ft from the lot line at Washington Pike RN-1/HP.

Date of Legislative Appeal:

Effective Date of Ordinance: