

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 1-E-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 025 **Jurisdiction:** City
Size of Tract: 3.87 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 to 68-ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential, Single Family Residential
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: East City **Sector Plan Designation:** LDR (Low Density Residential), MDR (Medium Den
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: 4628 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-4 (General 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), MDR (Medium 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-4 (General 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 single-family and multi-family housing. This proposal will provide an opportunity to meet this need.
2. The RN-4 (General Residential Neighborhood) zoning district allows single-family houses, duplexes, townhouses, and small-scale multi-family structures. Townhouse and multi-family development must be approved by Planning staff via administrative review or by the Planning Commission via Special Use, as outlined in Section 4.2.B. of the zoning ordinance.
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-4 zoning district is intended to accommodate mixed medium-density residential development within the City of Knoxville.
2. 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.
3. RN-4 zoning is consistent with this property's MDR (Medium Density Residential) land use classification.
4. The subject property is contiguous with a church property to the east with the O (Office) land use designation.

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-4 is not anticipated to adversely affect adjacent properties since the area is predominantly residential in character.
3. The maximum lot size for multi-family development in the RN-4 zone is 40,000 sqft, which limits the number of dwelling units to 20 on a single lot because 2,000 sqft of land area is required per dwelling unit. A site must be subdivided into multiple lots to allow more than 20 dwelling units, discouraging the development of large apartment complexes.

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-4 aligns with policy 8.1 of the General Plan, which promotes infill housing on vacant lots compatible with the scale and layout of neighboring residences.
2. The RN-4 zoning district is consistent with the East City Sector Plan's MDR 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 does not conflict with any other adopted plans.

Action: Approved **Meeting Date:** 3/9/2023

Details of Action:

Summary of Action: Approve RN-4 (General 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-62-2023

Disposition of Case: Approved **Disposition of Case, Second Reading:** Approved

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

Amendments: **Amendments:**

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