

# CASE SUMMARY

**APPLICATION TYPE: REZONING**



**File Number:** 1-J-23-RZ

**Related File Number:** 1-C-23-PA

**Application Filed:** 11/14/2022

**Date of Revision:**

**Applicant:** MARIO ROSS

## PROPERTY INFORMATION

**General Location:** Southeast of Linden Ave, northwest of Martin Luther King Jr Ave

**Other Parcel Info.:**

**Tax ID Number:** 82 D S 027.03,027.02,028

**Jurisdiction:** City

**Size of Tract:** 1.27 acres

**Accessibility:**

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Single Family Residential

**Surrounding Land Use:**

**Proposed Use:**

**Density:**

**Sector Plan:** East City

**Sector Plan Designation:** PP (Public Parks and Refuges)

**Growth Policy Plan:** N/A (Within City Limits)

**Neighborhood Context:**

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

**Street:** 3418 LINDEN AVE

**Location:**

**Proposed Street Name:**

**Department-Utility Report:**

**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RN-4 (General Residential Neighborhood)

**Former Zoning:**

**Requested Zoning:** RN-5 (General Residential Neighborhood)

**Previous Requests:**

**Extension of Zone:**

**History of Zoning:**

## PLAN INFORMATION (where applicable)

**Current Plan Category:** PP (Public Parks and Refuges)

**Requested Plan Category:** MDR/O (Medium Density Residential/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 DISPOSITION**

Planner In Charge: Jessie Hillman

Staff Recomm. (Abbr.): Approve RN-5 (General Residential Neighborhood) zoning because it is consistent with surrounding development.

Staff Recomm. (Full):

Comments: PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.3, 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. Local data sources and national data trends note an increased demand for a range of housing options. The RN-5 (General Residential Neighborhood) zoning district enables more residential opportunities at this location.

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

1. The RN-5 zoning district is intended to accommodate medium density residential neighborhoods that serve as a functional transition between lower density residential neighborhoods and more intensely developed residential or commercial areas.

2. The subject property's location between a commercial node and detached residences is consistent with the intent of the RN-5 zoning district.

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. There are no adverse impacts anticipated with the proposed rezoning. The RN-5 district is an appropriate consideration at this location that is served by transit and adjacent to multifamily, office and commercial properties.

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. RN-5 zoning is supported by the General Plan's development policy to encourage growth in the existing urban area.

2. The zoning district is compatible with the recommended amendment to the MDR/O land use designation in the East City Sector Plan and the One Year Plan.

3. The proposed rezoning is not in conflict with any other adopted plans for the area.

Action: Approved

Meeting Date: 1/12/2023

Details of Action:

Summary of Action: Approve RN-5 (General Residential Neighborhood) zoning because it is consistent with surrounding development.

Date of Approval: 1/12/2023

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:** 2/7/2023

**Ordinance Number:**

**Disposition of Case:** Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:** 2/21/2023

**Other Ordinance Number References:** O-35-2023

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

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**