

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 1-O-24-RZ Related File Number: 1-D-24-PA
Application Filed: 11/28/2023 Date of Revision:
Applicant: BENJAMIN C. MULLINS

PROPERTY INFORMATION

General Location: North and south side of Pratt Rd, east of Tower Dr, west of Cedar Ln
Other Parcel Info.:
Tax ID Number: 68 E C 026 01 (PART OF), 015 OTHER: 068EC016, 017, Jurisdiction: City
Size of Tract: 5.58 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential, Commercial, Multifamily Residential
Surrounding Land Use:
Proposed Use: Density:
Sector Plan: North City Sector Plan Designation: LDR (Low Density Residential)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context:

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

Street: 5418 PRATT RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-1 (Single-Family 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: LDR (Low Density Residential)
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 the RN-5 (General Residential Neighborhood) district because it meets the intent of the zoning district as a buffer between single-family residential neighborhoods and commercial areas.

Staff Recomm. (Full):

Comments:

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, 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. This area, approximately 1/3 mile north of I-75, has become a hub of hotels on lots that were previously vacant, agricultural or had single-family residences. Most recently in 2020, a hotel was completed adjacent to the subject area where two dwellings were demolished in 2018.
2. The subject property is positioned in between residential lots zoned RN-1 (Single-Family Residential Neighborhood) and lots with O (Office) and C-H-1 (Highway Commercial) zoning districts. The proposed RN-5 (General Residential Neighborhood) district provides a transition between these land use intensities that is appropriate in this context of recent development and zoning.

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

1. The RN-5 district is intended for medium intensity residential neighborhoods with a mix of single-family, two-family, townhouse, and multi-family dwellings. One explicit function of the district is to serve as a transition between single-family neighborhoods and more intensely developed commercial areas.
2. This zoning intent is consistent with the subject property's location between hotels and other commercial developments and single-family or duplex residences.

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 subject area is ¼ mile from a minor arterial street that accesses I-75 a short distance to the south. This is a location that can manage an increase in traffic from more intensive residential development.
2. The proposed zoning district provides a buffer of land use intensity and is not anticipated to cause any adverse impacts on the surrounding area.

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. This rezoning from the RN-1 to the RN-5 district is consistent with the General Plan's development policy 8.4 to protect residential areas from encroaching commercial development. The subject property is adjacent to the border of the Tower Heights Community Association, a single-family residential neighborhood. The RN-5 district provides a protective residential buffer between this neighborhood and highway commercial and office zoning to the east.

ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, AND WATER LINES, OR ARE REASONABLY CAPABLE OF BEING PROVIDED PRIOR TO THE DEVELOPMENT OF THE SUBJECT PROPERTY IF THE AMENDMENT WERE ADOPTED:

1. This area of North Knoxville is highly urbanized and has adequate utility, transportation and community facilities to support more intensive residential development.

Action: Approved

Meeting Date: 1/11/2024

Details of Action:

Summary of Action: Approve the RN-5 (General Residential Neighborhood) district because it meets the intent of the zoning district as a buffer between single-family residential neighborhoods and commercial areas.

Date of Approval: 1/11/2024

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: 2/20/2024

Date of Legislative Action, Second Reading: 3/5/2024

Ordinance Number:

Other Ordinance Number References: O-28-2024

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: