



**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 is consistent with surrounding development and is a minor extension of the district.

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. In light of ongoing demand for a range of housing options, the proposed rezoning from the RN-1 (Single-Family Residential Neighborhood) to RN-5 (General Residential Neighborhood) zoning district presents an opportunity to meet this demand in an area where such development is consistent with neighborhood character.

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

- 1. The RN-5 district is intended to accommodate medium density residential neighborhoods comprising a heterogenous mix of single-family, duplex, townhouse and multifamily dwellings. It also functions as a transition between more intensely residential or commercial areas and low density residential areas.
- 2. RN-5 zoning at this location would be a minor extension of this district from the east, and it would complete a transition of land use intensity from commercial properties along Central Avenue Pike to single family residences at the end of the block on Fennel Road. Residences along Sylvia Drive vary from single-family houses to low-rise multifamily developments, which is consistent with the diverse housing mix described in the purpose statement of the RN-5 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 to occur with the proposed rezoning. Uses permitted in this district would be compatible with long-standing development in this area of the Inskip community.

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 is consistent with the North City Sector Plan as amended to the MDR/O (Medium Density Residential/Office) land use classification.
- 2. The requested RN-5 district is consistent with the General Plan's development policy 8 to encourage growth in the existing urban area that is compatible with neighboring residences.

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 property is located near a KAT bus route and many public facilities including an elementary school, a community center and a public park. There is adequate infrastructure capacity for an increase in residential density on this small parcel.

Action: Approved

Meeting Date: 10/5/2023

**Details of Action:**

**Summary of Action:** Approve the RN-5 (General Residential Neighborhood) district because it is consistent with surrounding development and is a minor extension of the district.

**Date of Approval:** 10/5/2023

**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:** 11/28/2023

**Date of Legislative Action, Second Reading:** 12/12/2023

**Ordinance Number:**

**Other Ordinance Number References:** O-169-2023

**Disposition of Case:** Approved

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

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**