

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 10-D-19-RZ                      **Related File Number:**  
**Application Filed:** 8/15/2019              **Date of Revision:**  
**Applicant:** DAVID VARNER

## PROPERTY INFORMATION

**General Location:** South side of Holston Drive, east of Ault Street and west of Meadow View Road  
**Other Parcel Info.:**  
**Tax ID Number:** 71 P G 003                      **Jurisdiction:** City  
**Size of Tract:** 2.3 acres  
**Accessibility:** Holston Drive is a minor collector with a pavement width of 25 feet and a right-of-way width of 42 feet.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant parcel  
**Surrounding Land Use:**  
**Proposed Use:** None specified, applicant wants a zone comparable to R-2 in the new zoning ordinance. The parcel was home to Ray's Mobile Home Park at one time.              **Density:** n/a  
**Sector Plan:** East City                      **Sector Plan Designation:** MDR (Medium Density Residential)  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This section of Holston Drive sits just south of Asheville Highway, and those parcels have double-frontages along both roads. There is a variety of commercial uses (Karm store, strip mall, large grocery with a gas station) on the north side of Holston Drive. The rear of these establishments face Holston Drive, and most have access points. Uses on the south side of Holston Drive include a church, an auto repair shop, and single-family residential homes.

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

**Street:** 0 Holston Drive  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** R-2 (General Residential)  
**Former Zoning:**  
**Requested Zoning:** RN-5 (General Neighborhood Residential)  
**Previous Requests:** None noted for this property  
**Extension of Zone:** No  
**History of Zoning:** None noted for this property

**PLAN INFORMATION (where applicable)**

Current Plan Category:

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:

Michelle Portier

Staff Recomm. (Abbr.):

Approve RN-5 (General Residential Neighborhood Zoning District) zoning under the new City of Knoxville zoning code. This rezoning would be effective when the new zoning ordinance takes effect on January 1, 2020.

Staff Recomm. (Full):

Staff recommends approval of the requested RN-5 (General Residential Neighborhood Zoning District) zoning to take effect with the newly adopted zoning code since it is the comparable zone under the new zoning code.

Comments:

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

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. Planning staff has begun accepting applications for comparable zones in the new zoning code scheduled to take effect January 1, 2020.
2. The accompanying zoning map for the new zoning ordinance shows this parcel zoned RN-4 (General Residential Neighborhood Zoning District).

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

1. The proposed amendment to RN-5 (General Residential Neighborhood Zoning District) zoning is intended to accommodate medium density residential neighborhoods in the City of Knoxville comprising a heterogeneous mix of single-family, two-family, townhouse, and multifamily dwellings. The RN-5 District may also serve as a functional transition between traditionally single-family and two-family residential neighborhoods within the City, and more intensely developed residential or commercial areas. Limited nonresidential uses that are compatible with the character of the district may also be permitted.
2. RN-5 is comparable to the existing zoning, R-2 (General Residential District). Like R-2, RN-5 allows duplexes and multifamily uses by right.
3. Like the RN-4 zone this property is scheduled for, RN-5 is a General Residential Neighborhood zoning district. However, RN-5 allows for smaller lot sizes for two-family dwellings and townhouses, and requires a stepped-down approach to multifamily housing. RN-4 requires 2,000 square feet per dwelling unit while RN-5 requires 5,000 square feet for the first dwelling unit and 1,450 square feet for each additional dwelling unit. Once a development reaches six dwelling units, less land is required in RN-5 than in RN-4.
4. Rezoning this parcel to RN-5 would take effect upon the adoption of the new zoning ordinance.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. RN-5 has similar area requirements to the existing zone, R-2, in terms of setbacks, lot coverage, and building height, so any new development would be subject to rules similar to those currently in place. The main differences in the requirements of these two zones are the side setbacks (8' in R-2; 5' in RN-5) and front setbacks (25' in both zones, but RN-5 has a provision that allows a shorter distance according to the block average).

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 is consistent with the East City Sector Plan's MDR (Medium Density Residential) designation.
2. The proposed rezoning is consistent with all other plans.
3. This property is in FEMA Flood Zone X, but is not in a floodplain or floodway.

**Action:** Approved **Meeting Date:** 10/10/2019

**Details of Action:**

**Summary of Action:** The Planning Commission approved RN-5 (General Residential Neighborhood Zoning District) zoning to take effect with the newly adopted zoning code since it is the comparable zone under the new zoning code.

**Date of Approval:** 10/10/2019 **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:** 11/5/2019 **Date of Legislative Action, Second Reading:** 11/19/2019

**Ordinance Number:** **Other Ordinance Number References:** O-159-2019

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

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

**Amendments:** **Amendments:**

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