

# CASE SUMMARY

**APPLICATION TYPE: ANNEXATION REZONING**



**File Number:** 10-D-22-RZ      **Related File Number:**  
**Application Filed:** 8/15/2022      **Date of Revision:**  
**Applicant:** CITY OF KNOXVILLE

## PROPERTY INFORMATION

**General Location:** Three parcels of land abutting the northern right-of-way of Maloney Rd., lying approximately 660 ft. east of the intersection with Maloney Rd. and Dresser Rd. Replatted in April 2022 into one parcel.

**Other Parcel Info.:**

**Tax ID Number:** 135 G A 009 (PART OF)      **Jurisdiction:** County

**Size of Tract:** 4.715 acres

**Accessibility:** Access is via Maloney Road, a local road with a pavement width of 20-ft within a right-of-way width of 60-ft.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Right of Way/Open Space, Rural Residential, Office, Agriculture/Forestry/Vacant Land, Single Family Residential

**Surrounding Land Use:**

**Proposed Use:**      **Density:**

**Sector Plan:** South County      **Sector Plan Designation:** ROW (Major Rights-of-Way), MDR/O (Medium Density)

**Growth Policy Plan:** Urban Growth Area (Outside City Limits)

**Neighborhood Context:** This area is adjacent to the improvements at Maloney Road and Alcoa Highway and the existing multi-family residential development under-construction.

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

**Street:** 3101 LAKEMOOR STATION WAY

**Location:**

**Proposed Street Name:**

**Department-Utility Report:**

**Reason:**

## ZONING INFORMATION *(where applicable)*

**Current Zoning:** No Zone

**Former Zoning:**

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

**Previous Requests:**

**Extension of Zone:** N/A

**History of Zoning:** Presently zoned PR (Planned Residential) up to 21 du/ac (County)

## 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: Liz Albertson

Staff Recomm. (Abbr.): Approve RN-5 (General Residential Neighborhood) zoning.

Staff Recomm. (Full):

Comments: RN-5 zoning is comparable to the County's PR (Planned Residential) zoning up to 21 du/ac and permits the same multi-family development type that is presently under construction on the adjacent RN-5 zoned properties. The sector plan's land use designation is MDR/O (Medium Density Residential/Office) which allows consideration of RN-5 zoning.

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. The subject property was rezoned to the County's PR (Planned Residential) up to 21 du/ac in 2021 for the development of a multi-family residential development adjacent to an RN-5 zoned parcel.
2. Upon annexation of this property into the City of Knoxville it requires a City of Knoxville zoning classification. The final hearing for annexation of this property into the City of Knoxville will be heard at the October 4, 2022 City Council meeting.

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

1. The proposed amendment to RN-5 is intended to accommodate medium density residential neighborhoods in the City of Knoxville comprising a heterogeneous mix of single-family, two-family, townhouse, and multi-family 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.

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 (General Residential Neighborhood) is comparable to the existing PR (Planned Residential) up to 21 du/ac zoning of the County.
2. The sector plan designation would remain MDR/O (Medium Density Residential/Office), which is the designation for the adjacent parcels also under construction for multi-family residential.
3. The area is adjacent to the recently completed Alcoa Highway, Maloney Road and Dresser Road improvements.

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 One Year Plan will be amended per its regular annual update, at which time any annexed properties would be added.
2. The proposed rezoning is consistent with all other plans.

Action: Approved

Meeting Date: 10/6/2022

Details of Action:

Summary of Action: Approve RN-5 (General Residential Neighborhood) zoning.

Date of Approval: 10/6/2022

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: 11/1/2022

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved (Emergency)

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: