

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 10-G-20-RZ                      **Related File Number:**  
**Application Filed:** 8/19/2020              **Date of Revision:**  
**Applicant:** CASSIDY MELHORN

## PROPERTY INFORMATION

**General Location:** South side of Greenway Dr., between Josephine Rd & Hobbs St., east of N. Broadway  
**Other Parcel Info.:**  
**Tax ID Number:** 59 P D 038                      **Jurisdiction:** City  
**Size of Tract:** 11479 square feet  
**Accessibility:** Greenway Drive is a major collector with a 19-ft pavement width inside a 40-ft right-of-way

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Single family residential  
**Surrounding Land Use:**  
**Proposed Use:**    **Density:**  
**Sector Plan:** North City                      **Sector Plan Designation:** MDR (Medium Density Residential)  
**Growth Policy Plan:** Within City limits  
**Neighborhood Context:** Greenway Drive is bordered by large-lot (1 acre and greater) single family detached residential on the north and by a mix of large and small-lot (down to 1/4 acre) single family residential on the south.

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

**Street:** 3110 Greenway D.  
**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-3 (General Residential Neighborhood)  
**Previous Requests:**  
**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-2 (Single Family Residential Neighborhood) zoning because it is consistent with the North City Sector Plan designation and would not cause adverse impacts (the applicant requested RN-3).

Staff Recomm. (Full):

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. There have been no recent, significant changes in this area that would prompt a rezoning. However, the North City Sector Plan supports both the recommended RN-2 zoning and the requested RN-3 zoning.

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

1. The RN-3 (General Residential Neighborhood) District is intended to accommodate medium density residential neighborhoods in the City of Knoxville characterized by one and two-family homes. Townhouse dwellings may be allowed by special use approval to facilitate a more urban development form. Limited nonresidential uses that are compatible with the character of the district may also be permitted.

2. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses. Since the RN-3 zone dimensional standards allows smaller lot sizes for duplexes than RN-2 and allows townhouses as a special use, it has the potential to create a more dense environment than the existing conditions if it causes additional properties in this area to be rezoned to RN-3. Staff is recommending RN-2 as a more conservative approach since it more closely matches existing conditions, requires special use approval for duplexes, and does not allow townhouses, since they would not be appropriate at this location.

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. The area consists mostly of single family detached residential dwellings, which are across the street to the north and adjacent to the south and west. There are industrial uses and single family detached homes to the east. Due to the predominance of single family housing, staff recommends RN-2 zoning instead of the requested RN-3 since RN-2 allows duplexes as a special use, which would require approval by the Planning Commission to ensure compliance with the special use criteria for duplexes.

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 North City Sector Plan's current MDR (Medium Density Residential) designation supports both the recommended RN-2 zoning and the requested RN-3 zoning.

Action:

Approved

Meeting Date: 10/8/2020

Details of Action:

Summary of Action:

Approve RN-2 (Single Family Residential Neighborhood) zoning because it is consistent with the North City Sector Plan designation and would not cause adverse impacts (the applicant requested RN-3).

Date of Approval:

10/8/2020

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:** 11/3/2020

**Date of Legislative Action, Second Reading:** 11/17/2020

**Ordinance Number:**

**Other Ordinance Number References:** O-163-2020

**Disposition of Case:** Approved

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

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**