

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 10-H-22-RZ **Related File Number:** 10-D-22-PA
Application Filed: 8/22/2022 **Date of Revision:**
Applicant: PARKER BARTHOLOMEW

PROPERTY INFORMATION

General Location: East side of Whittle Springs Rd, south of Money Pl
Other Parcel Info.:
Tax ID Number: 70 P J 017.01 **Jurisdiction:** City
Size of Tract: 14453 square feet
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: East City **Sector Plan Designation:** NC (Neighborhood Commercial)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context:

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

Street: 2721 WHITTLE SPRINGS RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-N (Neighborhood Commercial), IH (Infill Housing Overlay)
Former Zoning:
Requested Zoning: RN-4 (General Residential Neighborhood), IH (Infill Housing Overlay)
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: NC (Neighborhood Commercial)
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: Jessie Hillman

Staff Recomm. (Abbr.): Approve RN-4 (General Residential Neighborhood) zoning and IH (Infill Housing Overlay) because it is consistent with surrounding development and the adjacent land use designation.

Staff Recomm. (Full):

Comments: 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. This area has added new sidewalk infrastructure to increase pedestrian connectivity. It is part of a residential block that conforms with the proposed zoning, and the property is connected to a commercial node, nearby school and transit. These features warrant consideration of the RN-4 (General Residential Neighborhood) zoning district to provide for additional residential development opportunities.

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

1. The RN-4 zoning district is intended for mixed medium density residential development including single-family, duplexes and townhouse dwellings. It is a recommended zone in the TDR (Traditional Neighborhood Development) designation, which is how all of the adjacent residential neighborhood is categorized.

2. The subject property's location between a low density residential neighborhood and a community activity center with a commercial node and school make the RN-4 zone an appropriate district for this transition in land uses.

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 subject lot is currently vacant and cleared. RN-4 zoning will more easily enable residential development that conforms with the neighborhood character.

2. The property is within an Infill Housing Overlay District, so the City of Knoxville Design Review Board will ensure any development is consistent with architectural styles and dimensions of the area.

3. There are no adverse impacts anticipated with the proposed rezoning.

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 aligns with the East City Sector Plan and the One Year Plan as amended.

2. RN-4 zoning supports urban residential infill as promoted by the General Plan's development policies.

3. The rezoning is not in conflict with any other adopted plans.

Action: Approved

Meeting Date: 10/6/2022

Details of Action:

Summary of Action: Approve RN-4 (General Residential Neighborhood) zoning and IH (Infill Housing Overlay) because it is consistent with surrounding development and the adjacent land use designation.

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

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 11/15/2022

Other Ordinance Number References: O-152-2022

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: