

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 10-H-23-RZ      **Related File Number:** 10-D-23-PA  
**Application Filed:** 8/21/2023      **Date of Revision:**  
**Applicant:** MATT. W BRAZILLE, PE

## PROPERTY INFORMATION

**General Location:** Southeast side of Virginia Ave, northwest side of W Oldham Ave, northeast of Fort Promise Dr  
**Other Parcel Info.:**  
**Tax ID Number:** 94 B C 002,003,004      **Jurisdiction:** City  
**Size of Tract:** 25.7 acres  
**Accessibility:**

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/Forestry/Vacant Land, Right of Way/Open Space, Multifamily Residential  
**Surrounding Land Use:**  
**Proposed Use:**      **Density:**  
**Sector Plan:** Central City      **Sector Plan Designation:** MDR (Medium Density Residential), HP (Hillside Pr  
**Growth Policy Plan:** N/A (Within City Limits)  
**Neighborhood Context:**

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

**Street:** 1500 FORT PROMISE DR  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RN-5 (General Residential Neighborhood), HP (Hillside Protection Overlay)  
**Former Zoning:**  
**Requested Zoning:** C-N (Neighborhood Commercial);HP (Hillside Protection Overlay)  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:**

## PLAN INFORMATION (where applicable)

**Current Plan Category:** MDR (Medium Density Residential), HP (Hillside Protection)  
**Requested Plan Category:** MU-NC (Mixed Use Neighborhood Center), HP (Hillside Protection)

**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 C-N (Neighborhood Commercial) district because it meets the intent of the district. The HP (Hillside Protection Overlay) district will be retained.

Staff Recomm. (Full):

Comments:

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

- 1. The C-N district is intended to provide for an environment of integrated residential development and small-scale commercial and service uses, predominantly serving nearby residential neighborhoods. Low-intensity mixed-use development is encouraged.
- 2. The subject property is a large, predominantly vacant campus centered in the walkable Beaumont residential neighborhood. There are limited commercial offerings to meet daily needs in this area. This is a location that meets the intent of the C-N zoning 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 from the proposed rezoning. The proposal stems from a public planning process with residents of this area. However, regardless of development plans, this is an appropriate location for C-N zoning.

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 Central City Sector Plan and the One Year Plan, as amended to the MU-NC (Mixed Use Neighborhood Center) designation.
- 2. C-N zoning at this location is consistent with the General Plan's development policy 8.1 to develop infill housing on vacant lots and redevelopment parcels; and policy 8.2 to locate neighborhood commercial so that it will enhance, rather than hinder, the stability of residential areas.

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. The subject property has access to numerous community facilities including a publicly-run preschool, an elementary school, Malcom-Martin Park and the Murphy Branch Library.
- 2. This is an urbanized area with established utility and street infrastructure that can accommodate redevelopment of this parcel.

Action: Approved

Meeting Date: 10/5/2023

Details of Action:

Summary of Action:

Approve the C-N (Neighborhood Commercial) district because it meets the intent of the district. The HP (Hillside Protection Overlay) district will be retained.

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:** 11/14/2023

**Ordinance Number:**

**Disposition of Case:** Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:** 11/28/2023

**Other Ordinance Number References:** O-165-2023

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

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**