

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 10-I-22-RZ **Related File Number:** 10-E-22-PA
Application Filed: 8/22/2022 **Date of Revision:**
Applicant: BENJAMIN C. MULLINS

PROPERTY INFORMATION

General Location: South side of Dutchtown Road, east side of Marbry Hood Road
Other Parcel Info.:
Tax ID Number: 118 164,177 **Jurisdiction:** City
Size of Tract: 15.97 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Public/Quasi Public Land, Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** LDR (Low Density Residential), CI (Civic and Instit
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street: 9956 DUTCHTOWN RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: OP (Office Park), AG (General Agricultural)
Former Zoning:
Requested Zoning: RN-6 (Multi-Family Residential Neighborhood)
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), CI (Civic and Institutional)
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-6 (Multi-Family Residential Neighborhood) zoning because it provides for a transitional land use for the adjacent single family residential areas and it located at the corner of an arterial and a collector within the Pellissippi Parkway corridor.

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. Improvements along Dutchtown Road and Mabry Hood Road were completed around 2007. These improvements included sidewalks along Dutchtown Road, but not along Mabry Hood Road.
- 2. A 2013 rezoning to the County's CA (General Business) occurred on an adjacent property to the east that had been used as bus storage yard since 2007. However, additional commercial rezonings have not occurred east of Mabry Hood Road in this area since and it has remained mostly single family residential in character.
- 3. A rezoning to C-G-3 occurred in within the Century Park Mixed Use Special District within the Technology Corridor Overlay in 2021, however, this area is accessed by Century Park Boulevard and has frontage along Sherrill Boulevard. Any non-residential and multi-family development has to also follow the TTCDA guidelines on the west side of Mabry Hood Road.

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

- 1. RN-6 zoning is intended to accommodate high density neighborhoods characterized by a mixture of all housing types including single-family, two-family, townhouse, and multi-family.
- 2. This area is between a mixed use special district comprised primarily of large office buildings, but also has recently approved commercial zoning that could also accommodate multi-family residential adjacent to the Pellissippi Parkway and single family residential areas.
- 3. This area is located adjacent to large employment centers along the Pellissippi Parkway and the large medical facilities I-40 and the Sherrill Boulevard medical facilities.

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. This amendment to RN-6 zoning allows for the potential development of multi-family residential uses to buffer the adjacent single family residential areas from the more intense uses permitted by the the office park and general commercial zoning adjacent to the Pellissippi Parkway corridor.

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. This rezoning to RN-6 is consistent with the proposed amendments to the One Year Plan and sector plan.
- 2. The proposed amendment does not appear to be in conflict with any other adopted plans.

Action:

Approved

Meeting Date: 11/10/2022

Details of Action:

Summary of Action:

Approve RN-6 (Multi-Family Residential Neighborhood) zoning because it provides for a transitional land use for the adjacent single family residential areas and it located at the corner of an arterial and a collector within the Pellissippi Parkway corridor.

Date of Approval: 11/10/2022

Date of Denial:

Postponements: 10/6/2022

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 12/13/2022

Date of Legislative Action, Second Reading: 1/10/2023

Ordinance Number:

Other Ordinance Number References: O-14-2023

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: