

CASE SUMMARY

APPLICATION TYPE: REZONING

WEST CITY SECTOR PLAN AMENDMENT



File Number: 10-L-21-RZ **Related File Number:** 10-E-21-PA
Application Filed: 8/18/2021 **Date of Revision:**
Applicant: J A MURPHY GROUP, LLC

PROPERTY INFORMATION

General Location: North side of Deane Hill Drive, south of Kingston Pike, east of Lockett Road
Other Parcel Info.:
Tax ID Number: 121 A C 01202 & 013 **Jurisdiction:** City
Size of Tract: 4.84 acres
Accessibility: Access is off of Deane Hill Drive, a major collector with a 20-ft pavement width inside a right-of-way that varies in width from 50 to 57 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural residential and transportation/communications/utilities
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: West City **Sector Plan Designation:** O (Office)
Growth Policy Plan: N/A (Within City limits)
Neighborhood Context: This property is in an area that contains a mix of uses. Along this stretch of Deane Hill Drive, there are commercial, office, multifamily, and single family uses. This parcel is one of the last remaining single family parcels on the street. This property is near where Deane Hill splits off from Kingston Pike, which is one block to the north.

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

Street: 6505 Deane Hill Drive & 0 Kingston P
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O (Office)
Former Zoning:
Requested Zoning: RN-5 (General Residential Neighborhood)
Previous Requests:
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: O (Office)

Requested Plan Category: MDR/O (Medium Density Residential/Office)

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-5 (General Residential Neighborhood) zoning because it is compatible with other zoning in the area and is consistent with the General Plan.

Staff Recomm. (Full):

Comments:

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.3, SUBSECTIONS 1-3:

THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (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 GENERALLY:

1. There is an increased demand for housing, particularly in areas served by transit and near employment opportunities. There is a KAT stop due north on Kingston Pike, which is a commercial corridor.

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

1. The RN-5 (General Residential Neighborhood) District 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.

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.

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 properties zoned RN-5 (General Residential Neighborhood) nearby to the west at the intersection of Deane Hill Drive and Lockett Road, so the requested zoning would not be out of character with the area.

2. The surrounding area has developed with a mix of commercial, industrial, office, and multifamily uses. Commercial uses are predominant along Kingston Pike, while offices and warehouses line Deane Hill Drive. The addition of RN-5 zoning is not expected to create any adverse impacts for this area, as it is less intense than the adjacent commercial and industrial zones.

3. Office and medium density residential land uses are considered transitional uses between commercial and single family residential zoning, and this parcel is located in an area that could be considered transitional between commercial zoning to the north and single family residential zoning west of Lockett Road.

4. As mentioned previously, there is a KAT stop to the north on Kingston Pike.

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 amendment to the West City Sector Plan amending this parcel to the MDR/O (Medium Density Residential/Office) land use designation would support RN-5 zoning.

2. The requested zoning is in compliance with the General Plan, which allows from 6 to 24 du/ac within City limits (Section 10.13).

Action: Approved **Meeting Date:** 10/14/2021

Details of Action:

Summary of Action: Approve RN-5 (General Residential Neighborhood) zoning because it is compatible with other zoning in the area and is consistent with the General Plan.

Date of Approval: 10/14/2021 **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: 11/16/2021

Date of Legislative Action, Second Reading: 11/30/2021

Ordinance Number:

Other Ordinance Number References: O-146-2021

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: