

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 10-M-22-RZ Related File Number: 10-G-22-PA
Application Filed: 8/22/2022 Date of Revision:
Applicant: RIVERS EDGE II, LLC

PROPERTY INFORMATION

General Location: north side of Hillwood Dr, west side of Island Home Ave
Other Parcel Info.:
Tax ID Number: 95 O D 019 Jurisdiction: City
Size of Tract: 4.46 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Density:
Sector Plan: South City Sector Plan Designation: MU-SD (Mixed Use Special District), HP (Hillside P
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context:

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

Street: 0 HILLWOOD DR
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: SW-2 (South Waterfront), HP (Hillside Protection Overlay)
Former Zoning:
Requested Zoning: RN-5 (General Residential Neighborhood), HP (Hillside Protection Overlay)
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: MU-SD (Mixed Use Special District), HP (Hillside Protection)
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 the RN-5 (General Residential Neighborhood) and HP (Hillside Protection Overlay) zoning because it provides a transitional zone district.

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. There have been capital improvements in the area along the riverfront, particularly along Island Home Avenue that included installation of bike lanes, a bus top, sidewalks and benches. However, the subject property is seperated by the railroad tracks and only has street frontage along Hillwood Avenue.
2. In 2008 amd 2022, rezonings have occurred along this side of the railroad tracks to permit consideration of multi-family development. This proposed one year plan amendment continues to recognize that transition.
3. Local data sources and national data trends note an increased demand for a range of housing opportunities, which an expansion of the RN-5 zoning could enable.

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

1. This rezoning is an extension of the adjacent RN-5 zoning to the west. The intent of the RN-5 zone is intended to accommodate medium density residential neighborhoods comprising a heterogeneous mix of single-family, two-family, townhouse, and multi-family dwellings. The RN-5 dstrict may also serve as a functional transition between traditionally single-family and two-family residential neighborhoods, and more intensely developed residential or commercial areas.
2. This area is located in a transitional area between the more intensely developed South Waterfront along Island Home Avenue and the low density residential zoned areas to the south along Hillwood Drive.
3. The HP (Hillside Protection Overlay) zoning identifies area with significant topograph features within the City. These areas are subject to review for compliance with the HP overlay zone regulations related to disturbance, if an exception cannot be determined (see Section 8.9.B).

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. The subject property is adjacent to existing RN-5 and RN-6 zoned areas along Hillwood Avenue and this is an extension of the RN-5 zoning that would permit a range of residential development types, including multi-family residential.
2. Any development that could generate more then 750 ADT (Average Daily Trips) will be required to submit a transportation impact study (TIS) to the City of Knoxville for review of potential impacts and consideration of improvements that may be required for transportation network, including the roadways.

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 South City Sector Plan and the One Year Plan as amended.
2. Rezoning to RN-6 and HP Overlay is not in conflict with the General Plan or any other adopted plans.

Action:

Approved

Meeting Date: 11/10/2022

Details of Action:

Summary of Action: Approve the RN-5 (General Residential Neighborhood) and HP (Hillside Protection Overlay) zoning because it provides a transitional zone district.

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-11-2023

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

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**