

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 11-D-20-RZ                      **Related File Number:** 1-D-21-PA  
**Application Filed:** 9/18/2020                      **Date of Revision:** 11/23/2020  
**Applicant:** BEN MULLINS O/B/O NANCY ZIEGLER

## PROPERTY INFORMATION

**General Location:** West of Piney Grove Church Road and North of Middlebrook Pike  
**Other Parcel Info.:**  
**Tax ID Number:** 106 J A 026                      **Jurisdiction:** City  
**Size of Tract:** 1.5 acres  
**Accessibility:** Access is via Piney Grove Church Road, a major collector with a pavement width of 22 feet within a right-of-way width of 60 feet.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Single family residential  
**Surrounding Land Use:**  
**Proposed Use:**                      **Density:**  
**Sector Plan:** Northwest County                      **Sector Plan Designation:** MDR  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** The area is primarily a mix of medium density, multi-family residential adjacent to the office and commercial corridor along Middlebrook Pike as it transitions to single family residential neighborhoods.

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

**Street:** 931 Piney Grove Church Rd.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RN-3 (General Residential Neighborhood)  
**Former Zoning:**  
**Requested Zoning:** RN-5 (General Residential Neighborhood)  
**Previous Requests:** Prior zoning equivalent request prior zoning (R2) allowed for multi-family as Permitted Use  
**Extension of Zone:** Yes, RN-5 is adjacent  
**History of Zoning:** None noted.

## PLAN INFORMATION (where applicable)

**Current Plan Category:**

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-5 (General Residential Neighborhood Zoning District) because it is consistent with the surrounding development.

Staff Recomm. (Full):

Comments:

REZONING REQUIREMENTS FROM ZONING ORDINANCES (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. A recent amendment for RN-5 was approved for 942 Piney Grove Church Road, nearby this area, as part of case 7-E-20-RZ.
2. RN-5 allows for development consistent with surrounding and adjacent built out residential development.

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

1. The zoning ordinance describes the RN-5 (General Residential Neighborhood) District as intended to accommodate medium density residential neighborhoods in the City of Knoxville comprising a heterogeneous mix of single-family, two-family, townhouse, and multifamily dwellings. The RN-5 District may also serve as a functional transition between traditionally single-family and two-family residential neighborhoods within the City, and more intensely developed residential or commercial areas. Limited nonresidential uses that are compatible with the character of the district may also be permitted.
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. The area consists mostly of multi-family and attached residential dwellings.
2. The proposed rezoning to RN-5 allows consideration of residential development consistent with that of the surrounding area.

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 Northwest County Sector Plan's current MDR (Medium Density Residential) designation does not support RN-5 zoning, however, the requested MDR/O (Medium Density Residential/Office) does allow consideration of RN-5 zoning, and this area also meets the location criteria for MDR/O at this location.

Action:

Approved

Meeting Date: 1/14/2021

Details of Action:

Summary of Action:

Approve RN-5 (General Residential Neighborhood Zoning District) because it is consistent with the surrounding development.

Date of Approval:

1/14/2021

Date of Denial:

Postponements: 11/12/2020

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

## **LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knoxville City Council

**Date of Legislative Action:** 2/9/2021

**Date of Legislative Action, Second Reading:** 2/23/2021

**Ordinance Number:**

**Other Ordinance Number References:** O-33-2021

**Disposition of Case:** Approved

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

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**