

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-4 (General Residential Neighborhood District) zoning because it is consistent with the Central City Sector Plan designation and would require site plan review by Planning staff or the Planning Commission.

Staff Recomm. (Full):

The HP (Hillside Protection Overlay) District is not part of this request and would be retained.

Comments:

This property was zoned R-3 (High Density Residential Neighborhood) prior to the adoption of the new zoning map and ordinance on January 1, 2020. The comparable zone to R-3 is RN-6 ((Multifamily Residential Neighborhood), which would require a plan amendment to the HDR (High Density Residential) land use designation. Rather than seek the RN-6 zone and HDR plan amendment, the applicant is seeking RN-4 (General Residential) zoning. While it is not a comparable zone, it is closer to what they had prior to the new zoning ordinance.

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/COUNTY GENERALLY:

1. There have been no recent, significant changes in this area that would prompt a rezoning. However, the RN-4 zone is less intense than the property's R-3 zoning prior to the adoption of the zoning ordinance. RN-4 would provide a transition down from the adjacent RN-6 zoning to the west and the RN-1 zoning to the east.

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

1. The RN-4 (General Residential Neighborhood) District intended to accommodate mixed medium density residential development within the City of Knoxville. Single-family, two-family, and townhouse dwelling residential development is permitted with low-rise multi-family dwellings and new development forms such as pocket neighborhoods allowed by review and in some cases with special use approval. The RN-4 District is intended to be applied to neighborhoods that are characterized by such mixed residential development, or that have been identified as areas where such development would be suitable in the future. 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.

3. In the RN-4 District, townhouse and multi-family dwellings may be permitted or may require a special use approval based upon the development form and number of dwelling units.

- For developments containing one or more townhouse buildings on a lot that total no more than eight dwelling units, or for multi-family developments of no more than four dwelling units within one multi-family structure and no more than a total of eight dwelling units on the lot, the plans would be reviewed by Planning Staff.

- For developments containing nine or more dwelling units in one or more townhouse buildings on a lot, or for a single multi-family building on a lot of five or more dwelling units, or for a development with multiple multi-family buildings with nine or more total dwelling units on the lot, special use approval by the Planning Commission would be required.

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. RN-4 zoning should not cause any adverse effects for surrounding properties. RN-6 zoning is the west, so this is a step down from that intensity. Since RN-4 zoning requires site plan review through Planning and/or the Planning Commission, it provides a level of protection to the adjacent RN-1 zone to the east.

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 Central City Sector Plan's current MDR (Medium Density Residential) designation supports multifamily use and RN-4 zoning.

Action: Approved **Meeting Date:** 11/12/2020

Details of Action:

Summary of Action: Approve RN-4 (General Residential Neighborhood District) zoning because it is consistent with the Central City Sector Plan designation and would require site plan review by Planning staff or the Planning Commission.

Date of Approval: 11/12/2020 **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: 12/15/2020

Date of Legislative Action, Second Reading: 1/12/2021

Ordinance Number:

Other Ordinance Number References: O-10-2021

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: