

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: MDR (Medium Density Residential), HP (Hillside Protection)

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Western Heights

No. of Lots Proposed: 5 No. of Lots Approved: 5

Variations Requested: VARIANCES:
1) Reduce the minimum radii of property lines and curbs at intersections in commercial zoning districts from 75 ft to 25 ft.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Jessie Hillman

Staff Recomm. (Abbr.): Approve the requested variance to reduce the radii of property lines and curbs at intersections in a commercial zone based on the following evidence of hardship.
a. There is steep topography on the site with an elevation change of approximately 100 ft from the southeast to the northwest edges.
b. There are unique conditions to be considered including elevation changes, a predominantly residential land use, and the amount of roadway connections on the site.
c. The purpose of the variation is not based exclusively upon a desire for financial gain.
d. The granting of the variation will not be detrimental to public safety, health or welfare, or injurious to other property or improvements in the neighborhood in which the property is located.

Approve the concept plan, subject to 8 conditions.

Staff Recomm. (Full):
1. Submitting a transportation impact analysis (TIA) for all phases of the Western Heights redevelopment to Planning and the City of Knoxville Department of Engineering staff (Engineering) for review and approval before the design plan phase. All recommendations and conclusions of the TIA required to be completed by the applicant must be implemented in accordance with Engineering.
2. Rezoning from the RN-5 (General Residential Neighborhood) district to the C-N (Neighborhood Commercial) district (10-H-23-RZ).
3. Obtaining approval for right-of-way closures of Bonnyman Drive and Reed Street on the subject property.
4. Confirming that the road design complies with AASHTO standards during the design plan phase, with review and approval by the Knoxville Department of Engineering.
5. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
6. Meeting all applicable requirements of the Knoxville Department of Engineering.
7. Connecting to sanitary sewer and meeting any other relevant utility provider requirements.
8. Provision of street names consistent with the Uniform Street Naming and Addressing System within the City of Knoxville (City Ord. 0-280-90).

Comments: This proposal is for a 5-lot multifamily residential and commercial subdivision on a 28.56-acre property that is part of the KCDC (Knoxville's Community Development Corporation) Western Heights community. The property's C-N (Neighborhood Commercial) zoning is pending City Council review. The proposed subdivision meets the dimensional lot standards for the C-N district.

A transportation impact analysis for all phases of the Western Heights redevelopment project will be submitted for review before proceeding to the design plan phase for permitting. In 2010, 180 residential units were demolished on the Western Heights campus. An additional 64 units are proposed to be demolished in this concept plan with 180 new units proposed for development. Commercial uses are proposed in the northwest area of the property, and a Head Start school was recently developed on the northeast corner of the property.

The concept proposes closing Bonnyman Drive for a new right-of-way to be developed, which extends

W Oak Hill Avenue to Fort Promise Drive. Reed Street will also be closed on the site to slightly relocate it between W Oldham Avenue and the proposed extension of W Oak Hill Avenue. These right-of-way closure requests will be reviewed at the December, 2023 Planning Commission meeting.

The property is exempt from the HP (Hillside Protection Overlay) standards because the site was all previously disturbed. The multifamily and commercial development on the subject property will not require further Planning Commission review unless a future proposed use requires special use approval.

Staff recommends approval for the requested variance to reduce the minimum intersection radii from 75 ft to 25 ft in a commercial zoning district because of steep elevation changes, the amount of roadway connections, and the proposed development on the site, which is mainly residential.

Action: Approved with Conditions **Meeting Date:** 11/9/2023

Details of Action:

Summary of Action:

Approve the requested variance to reduce the radii of property lines and curbs at intersections in a commercial zone based on the following evidence of hardship.

a. There is steep topography on the site with an elevation change of approximately 100 ft from the southeast to the northwest edges.

b. There are unique conditions to be considered including elevation changes, a predominantly residential land use, and the amount of roadway connections on the site.

c. The purpose of the variation is not based exclusively upon a desire for financial gain.

d. The granting of the variation will not be detrimental to public safety, health or welfare, or injurious to other property or improvements in the neighborhood in which the property is located.

Approve the concept plan, subject to 8 conditions.

Date of Approval: 11/9/2023 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville-Knox County Planning Commission

Date of Legislative Action: **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

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

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

Amendments: **Amendments:**

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