

# CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 2-A-24-RZ

Related File Number:

Application Filed: 12/8/2023

Date of Revision:

Applicant: DAVID VARNER

## PROPERTY INFORMATION

General Location: South side of Parkview Ave, southwest side of N Olive St

Other Parcel Info.:

Tax ID Number: 82 O M 013

Jurisdiction: City

Size of Tract: 15283 square feet

Accessibility: Access is via Parkview Avenue, a local street with a 30-ft pavement width within a 33-ft right-of-way. Access is also via N Olive Street, a local street with a 35-ft pavement width within a 38-ft right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use:

Density:

Sector Plan: Central City

Sector Plan Designation: TDR (Traditional Neighborhood Residential)

Growth Policy Plan: N/A (Within City Limits)

Neighborhood Context: This area has a dense mix of residential and commercial uses. There is a dollar store adjacent to the southwest, and further southwest is the Five Points multifamily housing community. To the northwest are two churches and a fire station. Single-family, duplex and house-scale multifamily dwellings are the predominant residential form along Parkview Avenue.

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

Street: 0 PARKVIEW AVE

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: RN-2 (Single-Family Residential Neighborhood)

Former Zoning:

Requested Zoning: RN-4 (General Residential Neighborhood)

Previous Requests:

Extension of Zone: No, this is not an extension.

History of Zoning: None noted

## PLAN INFORMATION (where applicable)

Current Plan Category: TDR (Traditional Neighborhood Residential)

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: Jessie Hillman

Staff Recomm. (Abbr.): Approve the RN-4 (General Residential Neighborhood) district because it is consistent with the sector plan and compatible with surrounding development.

Staff Recomm. (Full):

Comments: PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, 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. The subject property is located in an area of the Morningside Heights neighborhood which saw a significant multifamily renovation and expansion with the redevelopment of the KCDC Five Points community completed in 2020 one block to the southeast.
2. There is a streetscape City capital improvement to Magnolia Avenue planned ¼ mile northwest of the property. The project consists of replacing existing sidewalks and curb and reconstructing the roadway between N Bertrand Street and N Kyle Street to provide better pedestrian access to support street amenities like bike lanes, landscaping and transit stops.
3. These changes in development to the area support the residential intensity permitted with the rezoning request from RN-2 (Single-Family Residential Neighborhood) to RN-4 (General Residential Neighborhood).

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

1. The intent of the RN-4 district is to accommodate single-family, duplex, townhouse and low-rise multifamily dwellings in areas characterized by such mixed residential development or where such development would be suitable for the future.
2. In addition to the RN-6 (General Residential Neighborhood)-zoned Five Points community nearby, house-scale multifamily dwellings of three or more units are also common in the general vicinity, including directly across from the subject property. Surrounding development is consistent with the intended environment of the RN-4 district.

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. RN-4 zoning at this location is not expected to have an adverse impact on the area. The property is located at the corner of Parkview Avenue and N Olive Street, where there is a transition from residential to commercial zoning along Martin Luther King Jr Avenue immediately to the southeast. The RN-4 district here provides a buffer and transition between less intensive residential development adjacent to the west and commercial uses like the Dollar General store adjacent to the south.
2. If townhouse or multifamily development were to be pursued, it would require administrative review by Planning staff or special use review by the Planning Commission per Article 4.2.B. The maximum number of multifamily units permitted by the minimum lot area standards in RN-4 is 7 units. These reviews would evaluate impact to surrounding properties, and conditions for development could be applied through the special use process.

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 and One Year Plan's land use classification for this property is TDR (Traditional Residential Development), which permits residential zoning up to RN-4.
2. This rezoning is consistent with the General Plan's development policy 8.1 to develop infill housing on vacant lots, and policy 5.2 to encourage development in areas with excess utility capacity or where utilities may be easily extended.

ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, AND WATER LINES, OR ARE REASONABLY CAPABLE OF BEING PROVIDED PRIOR TO THE DEVELOPMENT OF THE SUBJECT PROPERTY IF THE AMENDMENT WERE ADOPTED:

1. The property is served by sidewalks and walkable access to multiple transit stops that will remain active after the implementation of the KAT Reimagined transit network plan.
2. This is an urbanized area with ample utility infrastructure to accommodate up to 7 new dwellings.
3. The property is walking distance from community facilities like William Powell Park, and it is in the parental responsibility zone for Austin East High School and Vine Middle Magnet School.
4. This context supports an increase in residential intensity at this location.

**Action:** Approved **Meeting Date:** 2/8/2024

**Details of Action:**

**Summary of Action:** Approve the RN-4 (General Residential Neighborhood) district because it is consistent with the sector plan and compatible with surrounding development.

**Date of Approval:** 2/8/2024 **Date of Denial:** **Postponements:**

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

**LEGISLATIVE ACTION AND DISPOSITION**

<b>Legislative Body:</b>	Knoxville City Council	<b>Date of Legislative Action, Second Reading:</b>	3/19/2024
<b>Date of Legislative Action:</b>	3/5/2024	<b>Other Ordinance Number References:</b>	O-39-2024
<b>Ordinance Number:</b>		<b>Disposition of Case, Second Reading:</b>	Approved
<b>Disposition of Case:</b>	Approved	<b>If "Other":</b>	
<b>If "Other":</b>		<b>Amendments:</b>	
<b>Amendments:</b>		<b>Effective Date of Ordinance:</b>	
<b>Date of Legislative Appeal:</b>			