

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 3-B-23-RZ **Related File Number:**
Application Filed: 1/11/2023 **Date of Revision:**
Applicant: DOWELL SPRINGS COMPANY

PROPERTY INFORMATION

General Location: Northern terminus of Dowell Springs Blvd.
Other Parcel Info.:
Tax ID Number: 106 D A 009.14 (PART OF) **Jurisdiction:** City
Size of Tract: 12.2 acres
Accessibility: Access is via Dowell Springs Blvd., a local street with a 22-ft pavement width within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** MDR/O (Medium Density Residential/Office), HP (
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: This property is at the end of an office park development in an area where there are office, commercial and industrial uses as well as single family and multifamily residential uses to the west.

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

Street: 0 DOWELL SPRINGS BLVD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: OP (Office Park) and HP (Hillside Protection Overlay)
Former Zoning:
Requested Zoning: RN-5 (General Residential Neighborhood) and HP (Hillside Protection Overlay)
Previous Requests:
Extension of Zone: Yes
History of Zoning: 12-J-97-RZ: A-1/O-1 to O-3/RP-1; 4-AA-94-RZ: A-1 to O-1; 7-D-00-RZ: A-1/O-3/RP-1 to C-6/O-1/O-3/RP-1

PLAN INFORMATION (where applicable)

Current Plan Category: MDR/O (Medium Density Residential/Office), 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: Jessie Hillman

Staff Recomm. (Abbr.): Approve RN-5 (General Residential Neighborhood) and HP (Hillside Protection Overlay) zoning because it is consistent with the sector plan and provides a transition of land use intensities.

Staff Recomm. (Full):

Comments: PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E.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 has been significant and ongoing office and multifamily residential development occurring on properties on or near Dowell Springs Boulevard since the late 1990s.
2. The RN-5 (General Residential Neighborhood) zoning district is a minor extension of RN-5 zoning from the north, and an appropriate zoning consideration at this location.

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

1. The RN-5 zoning district is intended for medium density residential development, including single family, duplex, townhouse and multifamily dwellings. Pocket neighborhoods, consisting of homes clustered around a common area, are also permitted in this district. The zoning ordinance describes how RN-5 can serve as a transition from low density residential neighborhoods to more intensely developed commercial areas.
2. Considering the subject property's location between office and commercial uses to the east and single family and multifamily neighborhoods to the west, RN-5 provides appropriate transition of land use intensities, as intended by the zoning ordinance.

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. Much of the subject property is located in the Hillside Protection (HP) area, though it was predominantly cleared and graded before those protections were adopted. Any future development plan would go through an HP area review to ensure that the proposed disturbance does not exceed the slope analysis disturbance budget in combination with the the existing disturbed area. Stormwater management plans would be also be reviewed by City Engineering at the time of permitting.
2. While it may be uncommon to have a medium density residential development at the end of an office park cul-de-sac, these uses are not inherently incompatible. Dowell Springs Blvd and Old Weisgarber Rd are classified collector street. Both streets have sidewalks, are in excellent condition and are up to contemporary standards in terms of road width and sight distance. Considering the complementary hours of operation for office and residential uses, the proposed residential zoning is not anticipated to have a significant adverse impact on surrounding traffic.

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 property's MDR/O (Medium Density Residential/ Office) land use classification in the Northwest County Sector Plan and the One Year Plan.
2. RN-5 zoning is not in conflict with the General Plan, the Growth Policy Plan or any other adopted plans.

Action: Approved

Meeting Date: 3/9/2023

Details of Action:

Summary of Action: Approve RN-5 (General Residential Neighborhood) and HP (Hillside Protection Overlay) zoning because it is consistent with the sector plan and provides a transition of land use intensities.

Date of Approval: 3/9/2023

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: 4/4/2023

Date of Legislative Action, Second Reading: 4/18/2023

Ordinance Number:

Other Ordinance Number References: O-63-2023

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: