

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 4-A-24-RZ **Related File Number:** 4-A-24-PA
Application Filed: 1/10/2024 **Date of Revision:**
Applicant: DREAM HOUSE CONSTRUCTION LLC

PROPERTY INFORMATION

General Location: South side of Middlebrook Pike, west side of Connie Road
Other Parcel Info.:
Tax ID Number: 106 O B 001 02 **Jurisdiction:** City
Size of Tract: 1.28 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: Northwest City **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context:

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

Street: 0 MIDDLEBROOK PIKE
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:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)
Requested Plan Category: MDR (Medium Density Residential)

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:

Samiul Haque

Staff Recomm. (Abbr.):

Approve the RN-4 (General Residential Neighborhood) district because it is consistent with the surrounding development and recommended land use classification.

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. This section of Middlebrook Pike is experiencing significant residential and commercial development, as mentioned above. The proposed rezoning would allow development that is consistent with the surrounding area.

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

1. The RN-4 district is intended to accommodate mixed medium density residential development within the City of Knoxville. Single-family, two-family, and townhouse dwellings are 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.
2. The area has a mix of residential uses, including houses, duplexes, and multi-family developments, and it meets the intent of the RN-4 district.
3. RN-4 zone has a maximum lot area restriction of 40,000 sq ft for multi-family dwellings. The subject property is approximately 1.28 acres, so it would need to be subdivided for any multi-family developments.
4. 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 proposed amendment is not expected to have any significant adverse impact on the surrounding area. Townhouse and multi-family dwellings would either require a staff level review or special use approval, based on the development form and number of dwelling units.
2. For any multi-family development on this property, a 10-ft Class A buffer will be required for any parking lot abutting the residential properties on the west or south. Additional foundation landscaping may also be required.

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 General Plan's Development Policy 8.1, which encourages growth in the existing urban area through infill housing on vacant lots and redevelopment parcels.
2. The Middlebrook Pike Corridor Study (2000) encourages new housing developments along arterial roads to be designed with noise and aesthetic considerations. The proposed rezoning would require a staff level review or special use approval for townhouses and multi-family developments should these be proposed, and staff can review such developments at that time.
3. The proposed rezoning will be consistent with the recommended MDR land use classification of the sector plan and One Year plan.

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 transit service and is close to Bearden Middle and West Hills Elementary schools and West Hills and Bynon Park.
2. This is an urbanized area with adequate utility infrastructure provided by KUB.

Action: Approved **Meeting Date:** 4/11/2024

Details of Action:

Summary of Action: Approve the RN-4 (General Residential Neighborhood) district because it is consistent with the surrounding development and recommended land use classification.

Date of Approval: 4/11/2024 **Date of Denial:** **Postponements:**

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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:**