

# CASE SUMMARY

APPLICATION TYPE: REZONING

ONE YEAR PLAN AMENDMENT



**File Number:** 4-F-20-RZ                      **Related File Number:** 4-E-20-PA  
**Application Filed:** 2/24/2020              **Date of Revision:**  
**Applicant:** ANDREW HARPER

## PROPERTY INFORMATION

**General Location:** Southwest corner of intersection of Washington Pk. and Alice Bell Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 70 C E 008                      **Jurisdiction:** City  
**Size of Tract:** 22000 square feet  
**Accessibility:** Primary access is off Washington Pike, a minor arterial with a pavement width of approximately 23 ft. and a right-of-way width of approximately 50 ft.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Multifamily residential, four-plex  
**Surrounding Land Use:**  
**Proposed Use:**    **Density:**  
**Sector Plan:** East City                      **Sector Plan Designation:** LDR (Low Density Residential)  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** Alice Bell Road is predominantly single family residential uses. Washington Pike is also mostly single family residential uses, though there is a church, a school, and a retail establishment in the immediate vicinity and an apartment complex to the east on Washington Pike approximately 1/4 mile away.

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

**Street:** 4318 Washington Pk.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RN-1 (Single-Family Residential Neighborhood)  
**Former Zoning:**  
**Requested Zoning:** RN-4 (General Residential Neighborhood)  
**Previous Requests:**  
**Extension of Zone:** No  
**History of Zoning:** None noted for this property

## 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: Michelle Portier

Staff Recomm. (Abbr.): Approve the RN-4 (General Residential Neighborhood) District zoning because it is located on an arterial, is surrounded by a mix of uses, and would allow a subsequent remodel of the existing structure, thereby improving the immediate area.

Staff Recomm. (Full):

Comments:

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 is an increased need for small-scale housing. The proposed development would help to meet this need.

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

1. The proposed amendment to RN-4 (General Residential Neighborhood) zoning is 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. Most uses allowed in the RN-4 zone are allowed in the low density zones (RN-1, RN-2) as well. The exceptions are two-family dwellings (special use in RN-1 and RN-2; by right in RN-3 and RN-4), townhouses, multifamily dwellings, independent living facilities (special use in RN-4), fraternity/sorority houses, and solar farms.

3. Permitted uses that require administrative review by Knoxville-Knox County Planning staff:  
a. One or more townhouse buildings on a lot that total no more than eight dwelling units.  
b. 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.

4. The property is located in an area where a mix of uses are present. Richard Yoakley School (formerly Alice Bell School), Lanes Produce Market, Becca's Attic, and Spring Meadow apartment complex are across the street along Washington Pike, interspersed between single family residential uses.

5. 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 COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. The four-plex is an existing building that the applicant would like to remodel and put back into use. To do so, a rezoning is required as the building has been vacant long enough to where its legal nonconforming status has expired. Rezoning this property would allow the remodel to occur, which would improve the property and immediate area.

2. A "Class A" landscape screening buffer is required around parking lots of multifamily uses within residential districts per § 12.8 (Buffer Yards) of the City of Knoxville Zoning Ordinance.

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. RN-4 zoning is consistent with the accompanying staff recommended plan amendment to the MDR (Multifamily Residential) land use designation.
2. The location of the parcel is consistent with the MDR location criteria, which states that MDR should be located near community activity centers such as schools and other similar uses, on sites with less than 15% slopes, as transitional areas between commercial/office nodes and low density residential neighborhoods.
3. This property is in FEMA Flood Zone X, but is not in a floodplain or floodway.

**Action:** Approved **Meeting Date:** 4/9/2020

**Details of Action:**

**Summary of Action:** Approve the RN-4 (General Residential Neighborhood) District zoning because it is located on an arterial, is surrounded by a mix of uses, and would allow a subsequent remodel of the existing structure, thereby improving the immediate area.

**Date of Approval:** 4/9/2020 **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:** 5/5/2020 **Date of Legislative Action, Second Reading:** 5/19/2020

**Ordinance Number:** **Other Ordinance Number References:** O-81-2020

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

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

**Amendments:** **Amendments:**

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