

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 4-F-24-RZ      **Related File Number:** 4-C-24-PA  
**Application Filed:** 2/6/2024      **Date of Revision:**  
**Applicant:** HOMESTEAD LAND HOLDINGS, LLC

## PROPERTY INFORMATION

**General Location:** South side of Middlebrook Pike, east side of Broome Road  
**Other Parcel Info.:**  
**Tax ID Number:** 106 O A 040 02, 041, 042      **Jurisdiction:** City  
**Size of Tract:** 2.88 acres  
**Accessibility:**

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Single Family Residential, 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 BROOME RD  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RN-2 (C) (Single-Family Residential Neighborhood)  
**Former Zoning:**  
**Requested Zoning:** RN-5 (C) (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/O (Medium Density Residential/Office)

**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-5 (C) (General Residential Neighborhood) district because it is consistent with surrounding development and the intent of the zoning district.

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 more intensive residential and commercial development in response to an ongoing population increase and high demand for housing in the City. The requested RN-5 (General Residential Neighborhood) zoning district would permit a range of housing forms to meet that demand.

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

1. The RN-5 district is intended for a heterogenous mix of single-family, duplex, townhouse and multi-family dwellings. It may serve as a functional transition between traditionally single-family and duplex residential neighborhoods and more intensely developed residential or commercial areas. Limited nonresidential uses that are compatible with the district may also be permitted.

2. The purpose of the RN-5 zoning district is consistent with the subject property's location beside a senior living apartment development and a major arterial street, and its position among a wide range of housing forms and service-oriented commercial establishments.

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. There are no adverse impacts anticipated to occur with the proposed rezoning from the RN-2 (Single-Family Residential Neighborhood) to the RN-5 district. The RN-5 district enables a wide range of housing forms and development intensities that reflect the diverse residential environment surrounding the subject property. With the exception of RN-7 (Multi-Family Residential Neighborhood), every residential zoning district is represented within 1/3 of a mile of the subject property, including a 30-acre senior living apartment community zoned RN-6 (Multi-Family Residential Neighborhood) approximately 850 ft away.

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. This proposed rezoning is aligned with the General Plan's development policy 4.1 to use schools and parks as foundations in planning neighborhoods and communities. This property's close proximity to Bearden Middle School, West Hills Elementary, West Hills and Bynon Park, and its access to an extensive network of greenway trails support more intensive residential development at this location.

2. The RN-5 zoning district is consistent with the Northwest City Sector Plan and One Year Plan as amended to the MDR/O (Medium Density Residential/Office) land use classification. This property meets the location criteria for the MDR/O land use provided in both plans, which include being near community activity centers such as schools and parks, being in a transitional area between land use intensities, being on a site with less than 15 percent slopes and being along or near corridors served by transit and sidewalks.

3. As described previously, this property is within the boundaries of the Middlebrook Pike Corridor Study which also encourages a transition away from single-family residential property fronting this

major arterial street in favor of multi-family development among other uses.

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. This area is ideal for more residential development, as it has ample utility and transportation capacity as well as numerous walkable community facilities like public schools and parks.

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

**Details of Action:**

**Summary of Action:** Approve the RN-5 (C) (General Residential Neighborhood) district because it is consistent with surrounding development and the intent of the zoning district.

**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:** Knoxville City Council

**Date of Legislative Action:** 5/14/2024 **Date of Legislative Action, Second Reading:** 5/28/2024

**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:**