

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 4-J-23-RZ **Related File Number:**
Application Filed: 2/23/2023 **Date of Revision:**
Applicant: ROBERT GREGORY

PROPERTY INFORMATION

General Location: East side of Central Avenue Pk, north of Dry Gap Pk
Other Parcel Info.:
Tax ID Number: 68 075 **Jurisdiction:** City
Size of Tract: 31.38 acres
Accessibility: Access is via Central Avenue Pike, a local road with a pavement width of 21-ft within a right-of-way width of 50-ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: North City **Sector Plan Designation:** MU-SD (Mixed Use Special District), HP (Hillside P
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is located along an arterial road not far from an interstate interchange. This stretch of Central Avenue Pike contains a mix of uses, including commercial and office developments single family detached residential subdivisions on moderate hillside slopes.

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

Street: 0 CENTRAL AVENUE PIKE
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: AG (General Agricultural), HP (Hillside Protection Overlay)
Former Zoning:
Requested Zoning: RN-3 (General Residential Neighborhood), HP (Hillside Protection Overlay)
Previous Requests:
Extension of Zone: No
History of Zoning: This property was assigned the to A-1 (General Agricultural) and F-1 (Floodway) zones upon its annexation in 2002.

PLAN INFORMATION (where applicable)

Current Plan Category: MU-SD (Mixed Use Special District), HP (Hillside Protection), SP (Stream 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: Whitney Warner

Staff Recomm. (Abbr.): Approve RN-3 (General Residential Neighborhood) and HP (Hillside Protection Overlay) zoning approval because it is consistent with the surrounding development and sector plan.

Staff Recomm. (Full):

Comments: PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.3, SUBSECTIONS 1-3: 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 GENERALLY:

1. The City continues to face an increased demand for housing. Considering this enduring high demand for a range of housing options, RN-3 is an appropriate zoning district for this location.
2. RN-3 zoning is appropriate for this site, as the parcels is located along an arterial road near a mix of commercial, office, and single and multi-family residential uses.

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

1. The RN-3 General Residential Neighborhood Zoning District is intended to accommodate medium density residential neighborhoods in the City of Knoxville characterized by one and two-family homes. Townhouse dwellings may be allowed by special use approval to facilitate a more urban development form. Limited nonresidential uses that are compatible with the character of the district may also be permitted.
2. 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 development.

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. 24.8 acres of the parcel are within the HP (Hillside Protection) overlay. The slope analysis identifies a disturbance limit of 14.17 acres within the HP area. Historical aeriels show that some of the site has been previously disturbed, though not the steeper sloped section towards the center of the parcel, as shown in Exhibit B. Any new/additional disturbance shall not exceed the previously-disturbed area or the maximum land disturbance permitted in the slope analysis, whichever is greater.
2. RN-3 zoning will not create any direct or indirect adverse effects in the surrounding area or any other part of the City.
3. Central Ave Pike is classified as minor arterial street, adequate to handle any additional traffic generated by medium density residential uses on the site.

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-3 zoning is consistent with the medium density residential and/or office recommendations of the MU-NC1 (Mixed Use-North City 1) land use classification of the North City Sector Plan and the Knoxville One Year Plan.
2. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This recommended RN-3 zoning does not present any apparent conflicts with any other adopted plans.

Action: Approved

Meeting Date: 4/13/2023

Details of Action:

Summary of Action: Approve RN-3 (General Residential Neighborhood) and HP (Hillside Protection Overlay) zoning approval because it is consistent with the surrounding development and sector plan.

Date of Approval: 4/13/2023

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: 5/16/2023

Date of Legislative Action, Second Reading: 5/30/2023

Ordinance Number:

Other Ordinance Number References: O-91-2023

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: