

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 4-M-23-RZ **Related File Number:**
Application Filed: 2/24/2023 **Date of Revision:**
Applicant: CRESCENT BEND DEVELOPMENT LLC

PROPERTY INFORMATION

General Location: North side of Central Avenue Pike, at northern terminus of Murray Drive
Other Parcel Info.:
Tax ID Number: 68 078 **Jurisdiction:** City
Size of Tract: 91.24 acres
Accessibility: Access is via Central Avenue Pike, a minor arterial street with a 24-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: 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 area has a mix of land uses ranging from multifamily and single family neighborhoods to commercial, office and industrial properties towards Interstate 75.

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-6 (Multi-Family Residential Neighborhood);HP (Hillside Protection Overlay)
Previous Requests:
Extension of Zone: Yes
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: MU-SD (Mixed Use Special District), 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-6 (Multi-Family Residential Neighborhood) and HP (Hillside Protection Overlay) zoning because it is consistent with the sector plan and compatible with surrounding development.

Staff Recomm. (Full):

Comments:

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, 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. The subject property is located along an arterial road, not far from an interstate interchange and adjacent to existing RN-6 (Multif-Family Residential Neighborhood) zoning. There are service-oriented commercial hubs a short distance in both directions on Central Avenue Pike. Considering the enduring high demand for a range of housing options in the City, RN-6 is an appropriate zoning district for this location.

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

1. The RN-6 zoning district is intended to accommodate high density neighborhoods characterized by a mix of all housing types including single-family, two-family, townhomes, and multifamily. Limited nonresidential uses that are compatible with the character of the area may also be permitted.
2. This request is a minor extension of RN-6 zoning from the east where there is a large multifamily neighborhood. The location and surroundings are appropriate for the types of uses permitted in the RN-6 district.

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. Approximately 2/3 of the subject property is within the HP (Hillside Protection) overlay of the Blackoak Ridge. Most of the slopes are below a 25% grade. The slope analysis provides a disturbance budget maximum of 45.19 acres of the 61.5 acres that are within the HP area. Clearing and grading should not exceed previous disturbance on the site or the disturbance limitation in the slope analysis, whichever is greater.
2. Issues of traffic, road access and stormwater will be reviewed by City Engineering for compliance with best management practices and safety at the time of design review and permitting. This will mitigate adverse impacts in these subject areas.

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 North City Sector Plan's Mixed Use Special District for this area permits medium density residential and office uses. The equivalent land use classification of MDR/O (Medium Density Residential/Office) permits RN-6 zoning as requested. The plan district also describes conservation of steep slopes, which is enforced through the HP overlay.
2. The rezoning is consistent with the property's Urban Growth Area designation in the Growth Policy Plan. This area prioritizes a reasonably compact pattern of development to promote expansion of the Knoxville- Knox County economy and offer a wide range of housing choices.
3. The proposed rezoning aligns with the General Plan's development policy 5.2, which encourages development in areas with excess utility capacity or where utilities may be easily extended. Utility mapping for this area shows water and sewer access to the subject property.

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. Public infrastructure and utilities in the area are adequate for the development potential of the RN-6 zoning district.

Action: Approved

Meeting Date: 5/11/2023

Details of Action:

Summary of Action: Approve RN-6 (Multi-Family Residential Neighborhood) and HP (Hillside Protection Overlay) zoning because it is consistent with the sector plan and compatible with surrounding development.

Date of Approval: 5/11/2023

Date of Denial:

Postponements: 4/13/2023

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 6/13/2023

Date of Legislative Action, Second Reading: 6/27/2023

Ordinance Number:

Other Ordinance Number References: O-99-2023

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: