

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 4-P-22-RZ **Related File Number:**
Application Filed: 2/24/2022 **Date of Revision:**
Applicant: JOSHUA D. WRIGHT

PROPERTY INFORMATION

General Location: North side of Anita Dr, east side of Cottrell St.
Other Parcel Info.:
Tax ID Number: 95 O D 00603 **Jurisdiction:** City
Size of Tract: 5.9 acres
Accessibility: Access to this property is near the James White Parkway via Anita Dr. a minor arterial road with a 50 ft pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family dwelling and undeveloped land.
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: South City **Sector Plan Designation:** MDR (Medium Density Residential) / HP (Hillside P
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is comprised primarily of undeveloped forested land with commercial development located to the north along the Tennessee River.

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

Street: 2425 Anita Dr.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-1 (Single-Family Residential Neighborhood) & HP (Hillside Protection Overlay)
Former Zoning:
Requested Zoning: RN-4 (General Residential Neighborhood) & HP (Hillside Protection Overlay)
Previous Requests:
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:
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: Levan King Cranston

Staff Recomm. (Abbr.): Approve RN-4 (General Residential Neighborhood) / HP (Hillside Protection Overlay) zoning because it is consistent with the sector plan.

Staff Recomm. (Full):

Comments:

CONTEXT:

This property is located adjacent to the South Waterfront mixed use district. There is an existing rail line, and steep hillside that separates this property from this the SW form district. The James White Parkway is approximately 500 ft to the west and provides access to downtown Knoxville approximately 2 miles away. This property wraps around the Simpson Cemetery located at 2437 Anita Dr. which has existed in south Knoxville for decades. In addition, this property is within a 660 ft buffer of a Colonial Pipeline Co pipeline.

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

THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (must meet all of these):

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. Sidewalks along Island Home Ave have been improved to connect to the South Waterfront Greenway through this area, and the greenway is extended near this area to Sutree Landing Park, as identified in the City of Knoxville's Capital Improvement Projects.
2. Waterfront Drive has undergone a second phase of roadway improvements including the construction of drainage systems, curb lines, sidewalks, and public utilities as identified in the City of Knoxville's Capital Improvement Program.
3. In 2015, an additional 134 residential units were constructed within 700-ft of this property.

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

1. The RN-4 zoning district 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 zoning 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.

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. This property is located within the HP Overlay District. A slope analysis was completed that identifies a maximum disturbance area of 2.13 acres of the total 5.94 acres. The 1.3 areas of 0-15% grade are easily accessible near the entrance of the property. Because of this, it is not anticipated that development would occur on steep grades and therefore it is unlikely that any adverse effects would result from this amendment.
2. RN-4 zoning is consistent with the existing sector plan land use classification of MDR, and is not likely to cause any adverse effects to this area.

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 requested zoning is in compliance with all adopted plans.

Action: Approved **Meeting Date:** 4/14/2022

Details of Action:

Summary of Action: Approve RN-4 (General Residential Neighborhood) / HP (Hillside Protection Overlay) zoning because it is consistent with the sector plan.

Date of Approval: **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: 5/17/2022

Date of Legislative Action, Second Reading: 5/31/2022

Ordinance Number:

Other Ordinance Number References: O-67-2022

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: