

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 4-Q-22-RZ
Application Filed: 2/28/2022
Applicant: DKLEVY PLLC

Related File Number: 4-C-22-PA
Date of Revision:

PROPERTY INFORMATION

General Location: East side of S. Northshore Drive, west of Agnes Road
Other Parcel Info.:
Tax ID Number: 121 G C 02501 Jurisdiction: City
Size of Tract: 4 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: Density:
Sector Plan: West City Sector Plan Designation: O (Office)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street: 0 S. Northshore Dr.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O (Office) & HP (Hillside Protection) & F (FloodPlain Overlay)
Former Zoning:
Requested Zoning: RN-6 (Multi-Family Residential Neighborhood) & HP (Hillside Protection) & F (FloodPlain Overlay)
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: O (Office) & HP (Hillside Protection) & SP (Stream Protection)
Requested Plan Category: MDR/O (Medium Density Residential/Office) & HP (Hillside Protection) & SP (Stream Protection)

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:

Liz Albertson

Staff Recomm. (Abbr.):

Approve RN-6 (Multi-Family Residential Neighborhood), HP (Hillside Protection Overlay) and F (Floodplain Overlay) zoning because forthcoming improvements to the Kingston Pike/Northshore Drive interchange will accommodate additional development in this area.

Staff Recomm. (Full):

Comments:

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.3, 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 within 1/3 of a mile of the intersection with S. Northshore Drive and Kingston Pike. In late 2025, project letting for intersection improvements including additional turn lanes and/or storage lengths on all approaches at the intersection are slated to begin. TDOT notes that the project will include access management and pedestrian facility improvements up to adjacent intersections in each direction as well as replacing the existing bridge over Fourth Creek.
2. The commercial and office corridor along South Northshore Drive remains viable and continues to be serviced by transit.
3. Previous non-residential development efforts of this parcel have failed and this rezoning would allow for additional multi-family residential development along a corridor served by transit, while providing a buffer land use to the adjacent single-family residential neighborhood.

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

1. The RN-6 Multi-Family Residential Neighborhood Zoning District permits a mixture of all housing types including single-family, two-family, townhouse, and multi-family, which are land uses suitable for this transitional area.

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. This property has been previously cleared and graded and a retaining wall has been constructed on the property. A transportation impact study will likely be required by City of Knoxville as part of the permitting review process for a multi-family residential development at this location.
2. The adjacency to a transit route lessens the overall impact of vehicle trips at this location.
3. The subject property falls within the corridor for the Fourth Creek Greenway, any future development at this location should work with the City of Knoxville regarding greenway improvements (See Exhibit B).

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 proposed rezoning is compatible with the recommended One Year Plan amendment to MDR/O (Medium Density Residential/Office) & F (Floodway) & HP (Hillside Protection) Overlays and Sector Plan amendment to MDR/O (Medium Density Residential/Office) & F (Floodway) & HP (Hillside Protection) Overlays and is not in conflict with any adopted plans.

Action:

Approved

Meeting Date: 4/14/2022

Details of Action:

Summary of Action:

Approve RN-6 (Multi-Family Residential Neighborhood), HP (Hillside Protection Overlay) and F (Floodplain Overlay) zoning because forthcoming improvements to the Kingston Pike/Northshore Drive

interchange will accommodate additional development in this area.

Date of Approval:

4/14/2022

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-70-2022

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: