

# CASE SUMMARY

**APPLICATION TYPE: REZONING**



**File Number:** 4-R-22-RZ **Related File Number:** 4-D-22-PA  
**Application Filed:** 2/28/2022 **Date of Revision:**  
**Applicant:** KNOXVILLE COLLEGE C/O LEONARD ADAMS

## PROPERTY INFORMATION

**General Location:** West side of College Street, south side of Mississippi Avenue, east of Ridgebrook Lane  
**Other Parcel Info.:**  
**Tax ID Number:** 94 G B 28, 29, 30, 31, 32 OTHER: & 094GG010 (PART OF **Jurisdiction:** City  
**Size of Tract:** 11.7 acres  
**Accessibility:**

## GENERAL LAND USE INFORMATION

**Existing Land Use:**  
**Surrounding Land Use:**  
**Proposed Use:** **Density:**  
**Sector Plan:** Central City **Sector Plan Designation:** PP (Public Parks and Refuges), CI (Civic/Institution)  
**Growth Policy Plan:**  
**Neighborhood Context:**

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

**Street:** 927 Knoxville College Drive, 0 Mississippi Avenue & 0 Western Ave.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** INST (Institutional) & RN-2 (Single-Family Residential Neighborhood)  
**Former Zoning:**  
**Requested Zoning:** RN-6 (Multi-Family Residential Neighborhood)  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:**

## PLAN INFORMATION (where applicable)

**Current Plan Category:** PP (Public Parks and Refuges), CI (Civic/Institutional) & TNR (Traditional Neighborhood 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:

Liz Albertson

Staff Recomm. (Abbr.):

Approve RN-6 (Multi-Family Residential Neighborhood) zoning because it is compatible with the surrounding development.

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 the Knoxville College campus and part of the Mechanicsville community.
- 2. The area is well served by transit, sidewalks, and a public park and pool.
- 3. A rezoning to RN-6 would allow additional opportunities to accommodate residential growth through infill development in an area that is part of a college campus within a 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 area adjacent to a college campus, apartments and a single family residential neighborhood.

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 part of the Knoxville College campus, although mostly fenced from the adjacent neighborhood presently has a pedestrian path that connects the Mechanicsville neighborhood to the Malcolm-Martin Park and the Ed Cothorn Pool and the CAC Beardsley Community Farm.
- 2. This pedestrian connection to the park for the adjacent residential neighborhood should remain open with any new infill development.
- 3. If the trip generation for a proposed residential development reaches 750 daily trips a transportation impact study will be required as part of the development process.

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) & Sector Plan amendment to MDR/O (Medium Density Residential/Office) 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 (General Residential Neighborhood) zoning because it is compatible with the surrounding development.

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:** 5/31/2022

**Ordinance Number:**

**Disposition of Case:** Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:** 6/14/2022

**Other Ordinance Number References:** O-78-2022

**Disposition of Case, Second Reading:** Approved

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**