

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 4-T-25-RZ

Related File Number: 4-E-25-PA

Application Filed: 2/24/2025

Date of Revision:

Applicant: MIKE BALLINGER

PROPERTY INFORMATION

General Location: South side of Millertown Pike, southwest of Amelia Rd

Other Parcel Info.:

Tax ID Number: 59 M E 005

Jurisdiction: City

Size of Tract: 2.15 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use:

Density:

Planning Sector: East City

Plan Designation: O (Office)

Growth Policy Plan: N/A (Within City Limits)

Neighborhood Context:

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

Street: 4602 MILLERTOWN PIKE

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O (Office)

Former Zoning:

Requested Zoning: RN-4 (General Residential Neighborhood)

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: O (Office)

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: Samiul Haque

Staff Recomm. (Abbr.): Approve the RN-4 (Medium Density Residential) district because it is consistent with the recommended land use classification and supported by available infrastructure and amenities.

Staff Recomm. (Full):

Comments:

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, 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. Between 2021-24, Amazon constructed a large warehouse redeveloping the former East Towne Mall site 0.50 miles north of the subject property.
2. Besides several other nonresidential developments at this commercial and employment node to the northeast, the area is experiencing modest residential growth as well, including the 160-unit Emerald Knoxville apartment complex near the I-640 interchange at Millertown Pike (currently under construction) and the 156-unit The Jewel multifamily development on the west side of Washington Pike (constructed between 2022-2024).

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

1. The RN-4 district is intended to accommodate mixed medium density residential development including single-family houses, duplexes, townhouses, and small-scale multi-family structures. Townhouse and multi-family development must be approved by Planning staff via administrative review or by the Planning Commission via Special Use, as outlined in Section 4.2.B. of the zoning ordinance.
2. The area has a mix of low and medium density residential uses as well as commercial uses. There are several large multifamily developments to the west within 0.7 miles and the area meets the intent of the RN-4 district.
3. The RN-4 zone has a maximum lot size restriction of 40,000 sq ft for multi-family dwellings. The subject property is approximately 2.15 acres so it would need to be subdivided for any multi-family development that exceeds 20 units.
4. 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 land uses.

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. The proposed amendment is not expected to have any significant adverse impact on the surrounding area that accommodates mostly single family houses. Townhouse and multi-family dwellings would either require a staff level review or special use approval, based on the development form and number of dwelling units.
2. If multi-family development is pursued on this property, a 10-ft Class A buffer will be required for any parking lot abutting the residential properties on the east and south. Additional foundation landscaping may also be required.

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. Approval of the RN-4 district for this urbanized area served by KUB and transit would be consistent with the General Plan's Development Policy 5.2 that encourages concentration of developments in areas with adequate utilities and infrastructure.
2. The proposed rezoning would be consistent with the recommended MDR land use classification of

the sector plan and One Year plan.

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. The property is served by transit services and is close to Spring Hill Elementary, Richard Yoakley, and Knoxville Baptist schools, the Alice Bell Park, and several community-serving commercial amenities.

2. This is an urbanized area with adequate utility infrastructure provided by KUB.

Action: Approved

Meeting Date: 4/10/2025

Details of Action:

Summary of Action: Approve the RN-4 (Medium Density Residential) district because it is consistent with the recommended land use classification and supported by available infrastructure and amenities.

Date of Approval: 4/10/2025

Date of Denial:

Postponements:

Date of Withdrawal:

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: