

# CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 4-U-24-RZ                      Related File Number: 4-K-24-PA  
Application Filed: 2/29/2024              Date of Revision:  
Applicant: STEPHEN GOODSON

## PROPERTY INFORMATION

General Location: South side of Heins Ct, southeast of Bruhin Rd  
Other Parcel Info.:  
Tax ID Number: 69 J A 018 01                      Jurisdiction: City  
Size of Tract: 0.54 acres  
Accessibility:

## GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential  
Surrounding Land Use:  
Proposed Use:    Density:  
Planning Sector: North City                      Plan Designation: LDR (Low Density Residential)  
Growth Policy Plan: N/A (Within City Limits)  
Neighborhood Context:

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

Street: 606 HEINS CT  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: RN-2 (Single-Family Residential Neighborhood)  
Former Zoning:  
Requested Zoning: RN-4 (General Residential Neighborhood)  
Previous Requests:  
Extension of Zone:  
History of Zoning:

## PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)  
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 the RN-4 (General Residential Neighborhood) district because the location is consistent with the intent of the zoning district. The HP (Hillside Protection Overlay) would be retained.

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. The requested RN-4 (General Residential Neighborhood) zoning district is consistent with changing conditions in this area of the Inskip neighborhood. In 2022, a rezoning from the RN-1 (Single-Family Residential Neighborhood) district to the RN-5 (General Residential Neighborhood) district was approved on a large lot approximately 500 ft southwest of the subject property. An apartment development is in progress, and there are plans to add a bus stop there on Bruhin Road as well as a crosswalk to provide future residents with walkable access to the Inskip Pool and Park across the street. The new bus stop is tied to implementation of the Reimagine KAT Transit Network Plan, which is bringing a bus route closer to the subject property on Bruhin Road.
2. These changing conditions with regards to residential character and transit access support a rezoning of the subject property from the RN-2 (Single-Family Residential Neighborhood) district to RN-4 (General Residential Neighborhood).

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

1. The RN-4 district accommodates a wide range of residential forms and intensities including single-family and duplex units, as well as townhouse and low-rise multi-family dwellings. It 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 area may also be permitted.
2. The subject property's location meets the intent of the requested zoning district. It is in an area of the Inskip neighborhood that contains all the housing forms described above. Its close proximity to future transit, a public park and pool and a neighborhood commercial node to the south make it an appropriate location for more residential intensity.

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. There are no adverse impacts anticipated to occur from potential development in the RN-4 district here. Townhouse and multi-family developments in this district are subject to development review by Planning staff or Special Use review by the Planning Commission, depending on the number of units and buildings. The Special Use review is designed to ensure that a proposed development is compatible with the surrounding context and will not cause harm to adjacent properties.

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. This rezoning request is consistent with the General Plan's development policy 4.1 to use schools and parks as foundations in planning neighborhoods and communities. This property's unique location in relation to Inskip Park provides a recreational and community benefit to future residents. The park, which is closed at dusk, is relatively small-scale with recreational amenities that are intended primarily for surrounding residents. The park's tennis courts were reconfigured in 2011, which expanded a buffer between the courts and the subject property. Evening lighting and noise are not anticipated to

negatively impact potential future residences on the 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. The subject property is located in urban area with ample street and utility infrastructure capacity for future development under the RN-4 zoning district.
2. In addition to its adjacent proximity to Inskip Pool and Park, the subject property is also walking distance from Inskip Elementary School.

**Action:** Approved **Meeting Date:** 4/11/2024

**Details of Action:**

**Summary of Action:** Approve the RN-4 (General Residential Neighborhood) district because the location is consistent with the intent of the zoning district.

**Date of Approval:** 4/11/2024 **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:** 7/23/2024 **Date of Legislative Action, Second Reading:** 5/28/2024

**Ordinance Number:** **Other Ordinance Number References:**

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

**If "Other":** **If "Other":**

**Amendments:** **Amendments:**

**Date of Legislative Appeal:** **Effective Date of Ordinance:**