

CASE SUMMARY

APPLICATION TYPE: REZONING



Planning

KNOXVILLE | KNOX COUNTY

File Number: 4-W-22-RZ **Related File Number:**
Application Filed: 3/2/2022 **Date of Revision:**
Applicant: MATTHEW JORDAN

PROPERTY INFORMATION

General Location: North side of Dameron Avenue, due east of Boyd Street
Other Parcel Info.:
Tax ID Number: 94 C L 019, 020 & 021 **Jurisdiction:** City
Size of Tract: 0.67 acres
Accessibility: Access is via Dameron Ave., a local street with 24-ft of pavement width within 70-ft of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: Central City **Sector Plan Designation:** TDR (Traditional Neighborhood Residential)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The subject property is located south of the City of Knoxville solid waste transfer station in the southwest quadrant of the Baxter Avenue interchange with I-275. The surrounding neighborhood contains a mix of single family, multi family, office, and commercial development.

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

Street: 945 & 0 Dameron Avenue
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: Yes, RN-4 zoning to the east
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) zoning because it is consistent with the sector plan.

Staff Recomm. (Full):

Comments:

During 2021, Susannah's House, Inc. submitted a special use application (9-A-21-SU) and was approved for the use of a two-family dwelling located at 945 & 0 Dameron Ave. Susannah's House INC wishes to continue development along Dameron Ave, however they wish to rezone the subject properties from RN-2 and develop under the standards of the RN-4 zone.

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. This area west of I-275 is designated TDR (Traditional Neighborhood Development) on the sector plan and one year plan which allows densities in the range of 4-8 du/ac and is intended for a mix of attached and detached houses on smaller lots. The subject property is also within the Parental Responsibility Zone of Maynard Elementary, and is approximately 1,500 ft from two bus routes.

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.

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 subject property backs onto the City of Knoxville solid waste transfer station; however, it is separated from the solid waste portion of the site by a City of Knoxville Department of Engineering facility. There is existing RN-4 zoning to the east that is directly adjacent to the subject property. It is not anticipated that the addition of additional RN-4 along Dameron Ave will cause any adverse effect to the surrounding properties.

2. The area is a mix of single-family residential and some multi-family residential uses in the area and is shown on the sector plan and one year plan as TDR which allows consideration of the RN-4 zone district.

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 amendment is consistent with all adopted plans.

Action: Approved

Meeting Date: 4/14/2022

Details of Action:

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

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-71-2022

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: