

# CASE SUMMARY

**APPLICATION TYPE: REZONING**



**File Number:** 5-G-24-RZ  
**Application Filed:** 3/20/2024  
**Applicant:** JASON C WRIGHT

**Related File Number:**  
**Date of Revision:**

## PROPERTY INFORMATION

**General Location:** East side of Hollywood Rd, west side of Apex Dr, north of Sutherland Ave  
**Other Parcel Info.:**  
**Tax ID Number:** 107 F F 015 **Jurisdiction:** City  
**Size of Tract:** 13054 square feet  
**Accessibility:** Access is via Hollywood Rd, a major collector street with a pavement width of 27 ft within a 50-ft right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Single Family Residential  
**Surrounding Land Use:**  
**Proposed Use:** **Density:**  
**Planning Sector:** West City **Plan Designation:** TDR (Traditional Neighborhood Residential)  
**Growth Policy Plan:** N/A (Within City Limits)  
**Neighborhood Context:** The Pond Gap neighborhood has a mix of single family houses and multifamily developments. There is a commercial corridor along Sutherland Avenue approximately 700 ft south of the property. The property has sidewalk connections to the Pond Gap Elementary School and West High School.

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

**Street:** 618 HOLLYWOOD RD  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RN-1 (Single-Family Residential Neighborhood)  
**Former Zoning:**  
**Requested Zoning:** RN-2 (Single-Family Residential Neighborhood)  
**Previous Requests:**  
**Extension of Zone:** Yes, this will be an extension from across the street on west and east sides.  
**History of Zoning:** None noted.

## PLAN INFORMATION (where applicable)

**Current Plan Category:** TDR (Traditional Neighborhood 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:                      Samiul Haque

Staff Recomm. (Abbr.):                      Approve the RN-2 (Single-Family Residential Neighborhood) district because it is consistent with the sector plan and surrounding development.

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 subject property is located in an area of the Pond Gap neighborhood which saw a 102-unit affordable multifamily development by KCDC (Flats at Ponds Gap) completed in 2021, on the northwest corner of this block.
- 2. A portion of Hollywood Rd in front of the subject property is planned for street resurfacing as part of the City's capital improvement project titled '2024 Street Resurfacing Phase I Project'.
- 3. The Planning Commission has recently approved a similar rezoning request for a couple of properties to the south (3-A-24-RZ).

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

- 1. The RN-2 district is intended to accommodate low density single-family residential development on relatively small lots with smaller setbacks within the City of Knoxville.
- 2. The subject parcel is approximately 13,000 sf. The properties across Hollywood Rd and Apex Dr are zoned RN-2 and the surrounding development is consistent with the intended environment of the RN-2 district.
- 3. 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 adversely impact the surrounding area, which mostly comprises single family houses on properties zoned RN-1 and RN-2.

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 consistent with the General Plan's Development Policy 8.1, which encourages growth in the existing urban area through infill housing on vacant lots and redevelopment parcels.
- 2. The West City Sector Plan and One Year Plan's TDR (Traditional Residential Development) land use classification permits residential zoning up to RN-4, so this rezoning is consistent with these plans.

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 sidewalks and has walkable access to the Bearden Greenway and transit stops along Sutherland Avenue. The frequency of transit service is planned to be improved (bus every

15 minutes) after the implementation of the KAT Reimagined network plan.  
2. This is an urbanized area with adequate utility infrastructure provided by KUB.  
3. The property is within walking distance of Pond Gap Elementary School, West High School, and the UT RecSports Complex. It has access to several parks within one mile via transit and greenways, including the Third Creek Greenway Park.

**Action:** Approved

**Meeting Date:** 5/9/2024

**Details of Action:**

**Summary of Action:** Approve the RN-2 (Single-Family Residential Neighborhood) district because it is consistent with the sector plan and surrounding development.

**Date of Approval:** 5/9/2024

**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:** 6/11/2024

**Date of Legislative Action, Second Reading:** 6/25/2024

**Ordinance Number:**

**Other Ordinance Number References:** O-88-2024

**Disposition of Case:** Approved

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

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**