# **CASE SUMMARY** APPLICATION TYPE: REZONING



File Number:	6-A-23-RZ	Related File Number:
Application Filed:	4/3/2023	Date of Revision:
Applicant:	ZACHARY TETLEY/NEXUS P	ARTNERS, LLC

### PROPERTY INFORMATION

General Location:	North side of Hoitt Avenue, west of Flemming Street and east of Ninth Avenue			
Other Parcel Info.:				
Tax ID Number:	82 H H 035,034	Jurisdiction:	City	
Size of Tract:	15134 square feet			
Accessibility:	Access is via Hoitt Avenue, a local street with a 23.5-ft paver	ent width within a	a 50.5-ft right-of-way.	

# GENERAL LAND USE INFORMATION Existing Land Use: Agriculture/Forestry/Vacant Land Surrounding Land Use: Density: Proposed Use: Central City Sector Plan: Central City Sector Plan: N/A (Within City Limits) Neighborhood Context: This property is in a single family and house-scale multifamily residential neighborhood next to an industrial, office and warehouse node along the rail line to the south.

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

Street:

1909 HOITT AVE

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:	No
History of Zoning:	None noted

### PLAN INFORMATION (where applicable)

**Current Plan Category:** 

MDR/O (Medium Density Residential/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:	Jessie Hillman
Staff Recomm. (Abbr.):	Approve RN-4 (General Residential Neighborhood) zoning because it is consistent with the sector plan and compatible with surrounding development.
Staff Recomm. (Full):	
Comments:	PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, ARTICLE 16.1.E: THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (must meet all of these):
	<ul> <li>THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY GENERALLY:</li> <li>1. The neighborhood surrounding the subject property includes a mix of single-family and multifamily residential uses. The property is located is in a transitional area with between residential development to the northwest, and office, industrial and commercial uses to the southeast.</li> <li>2. There is ongoing local demand for a variety of housing options. The proposed rezoning from the RN- 2 (Single Family Residential) zoning district to the RN-4 (General Residential Neighborhood) zoning district would increase the range of permitted housing forms to include townhouse and multifamily</li> </ul>
	<ul> <li>dwellings to meet this need.</li> <li>THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE: <ol> <li>RN-4 zoning is intended to accommodate mixed medium density residential development. Singlefamily, two-family, townhouse and low-rise multifamily dwellings are permitted. Depending on the number of units proposed, townhouse and multifamily development may entail special use review by the Planning Commission.</li> <li>The subject property is within walking distance of several bus stops and ½ mile from a service oriented commercial node with a grocery store. The New Hope Recreation Center is a community hub located three blocks to the east, and a trailhead for the First Creek Greenway Trail is located four blocks to the west. These assets support more residential density at this location.</li> </ol> </li> <li>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.</li> <li>The proposed rezoning is consistent with the surrounding range of housing forms, and the area's transition to more intensive land uses to the southwest. There are no adverse impacts anticipated with RN-4 zoning at 1909 and 1915 Hoitt Avenue.</li> <li>THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:</li> </ul>
	<ol> <li>The Central City Sector Plan's land use classification for the subject parcel is MDR/O (Medium Density Residential/ Office), which permits consideration of O (Office) zoning and residential zoning up to RN-6 (Multi-Family Residential Neighborhood). RN-4 zoning is consistent with the land use pan for the area.</li> <li>The proposed rezoning aligns with the General Plan's development policy 8.1, which encourages growth in the existing urban area, and infill housing on vacant lots.</li> <li>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:</li> <li>The subject property is in an established neighborhood that has the necessary infrastructure to</li> </ol>

1. The subject property is in an established neighborhood that has the necessary infrastructure to accommodate development.

Action:	Approved			Meeting Date:	6/8/2023	
Details of Action:						
Summary of Action:	Approve RN-4 (General Residential Neighborhood) zoning because it is consistent with the sector plan and compatible with surrounding development.					
Date of Approval:	6/8/2023	Date of Denial:		Postponements:		
Date of Withdrawal:	١	Withdrawn prior	to publication?:	Action Appealed?:		
LEGISLATIVE ACTION AND DISPOSITION						
Legislative Body:	Knoxville City Council	I				
Date of Legislative Action:	7/11/2023	Da	te of Legislative Acti	on, Second Reading	: 7/25/2023	
Ordinance Number:		Ot	her Ordinance Numb	er References:	O-108-2023	
Disposition of Case:	Approved	Di	sposition of Case, Se	cond Reading:	Approved	
If "Other":		lf '	'Other":			
Amendments:		An	nendments:			
Date of Legislative Appeal	:	Ef	fective Date of Ordina	ance:		