



**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):

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. The neighborhood surrounding the subject property includes a mix of single-family and multifamily residential uses. The property is located in a transitional area with residential development to the northwest, and office, industrial and commercial uses to the southeast.
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 dwellings to meet this need.

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

1. RN-4 zoning is intended to accommodate mixed medium density residential development. Single-family, 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.
2. 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.

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 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.

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:

1. 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 plan for the area.
2. 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.

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 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:**

**Withdrawn prior to publication?:**  **Action Appealed?:**

***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:** Knoxville City Council

**Date of Legislative Action:** 7/11/2023

**Date of Legislative Action, Second Reading:** 7/25/2023

**Ordinance Number:**

**Other Ordinance Number References:** O-108-2023

**Disposition of Case:** Approved

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

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**