

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 6-C-23-RZ
Application Filed: 4/18/2023
Applicant: JUAN HERNANDEZ

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: North side of Valley View Drive, east of Fairway Road, west of Vera Drive
Other Parcel Info.:
Tax ID Number: 70 B A 012 **Jurisdiction:** City
Size of Tract: 1.54 acres
Accessibility: Access is via Valley View Drive, a major collector street with a 22-ft pavement width within a 45-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: East City **Sector Plan Designation:** MDR (Medium Density Residential)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: This property is part of the Alice Bell/Springhill residential community, which includes single-family and multifamily residences along the foothills of Sharp's Ridge.

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

Street: 3705 VALLEY VIEW DR
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-1 (c) (Single-Family Residential Neighborhood)
Former Zoning:
Requested Zoning: RN-4 (c) (General Residential Neighborhood)
Previous Requests:
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: MDR (Medium 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 RN-2 (c) (Single-Family Residential Neighborhood) zoning because it is consistent with the sector plan and surrounding development.

Staff Recomm. (Full):

Comments: The subject property is part of a previously approved planned district, which is designated with a (c). No development plan was pursued under the former planned district, and this designation will be submitted for administrative removal at the July 13th Planning Commission meeting (case 7-D-23-OB).

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 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/COUNTY GENERALLY:

1. Over the past 16 years there has been a moderate increase in residential intensity within one-tenth of a mile of the subject property. Development of the Willow Place Condominiums to the west began in 2007, and the Heritage Park Subdivision to the east was completed in 2022. The densities of both developments are consistent with the dimensional standards of the RN-2 (Single-Family Residential Neighborhood) zoning district.
2. There is high demand and limited supply of housing options within the City of Knoxville. A rezoning to the RN-2 district would permit denser residential development to help meet this need.
3. The subject property is located along the northwest border of the active Alice Bell/Spring Hill Neighborhood Association. It is located along a major collector street served by transit, and it is within ½ mile of the Richard Leake Recreation Center and the Alice Bell swimming pool. The Whittle Springs Middle School is located a short distance to the west. The property is also equidistant from two service-oriented commercial nodes, approximately 1.3 miles to the east and west. These numerous assets support consideration of more residential intensity at this location that is compatible with surrounding development.

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

1. The applicant is requesting a rezoning to the RN-4 (General Residential Neighborhood) zoning district. The purpose of the RN-4 district is to accommodate mixed medium density residential development, including single-family, duplex, townhome and low-rise multifamily dwellings. It is intended for areas that are characterized by such mixed residential development.
2. The subject parcel's dimensions are approximately 667 feet in length and 100 feet in width. It is located among single-family lots on the north side of Valley View Drive with expansive, forested backyards that form the base of Sharp's Ridge. The minimum lot area standards of RN-4 zoning would permit special use consideration of up to 33 multifamily units on the subject parcel. This potential intensity of development would be out of character with neighboring properties, which are all zoned RN-1 (Single-Family Residential Neighborhood).
3. The RN-2 zoning district is intended for single-family residential development on relatively small lots, with duplexes permitted through special use approval by the Planning Commission. With the RN-2 district's minimum lot size standards, up to 12 units in the form of duplexes are possible.
4. RN-2 zoning would enable an increase in development potential on the lot while still having review measures in place to ensure compatibility with the surrounding neighborhood character.

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. In the RN-2 district, the duplex housing form would go through the special use review process with

the Planning Commission to ensure development plans are in harmony with the neighborhood character and adopted plans for the area. Plans would be made available for the general public to provide input prior to the Planning Commission's decision.

2. There are no adverse impacts anticipated to occur with the RN-2 zoning 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 East City Sector Plan's MDR (Medium Density Residential) land use classification permits consideration of residential zoning up to the RN-4 district. The recommended RN-2 zoning district is consistent with this designation.

2. The General Plan's development policy 8.1 encourages growth in the existing urban area, and infill developments on vacant lots that are compatible with the surrounding neighborhood in scale, size and site layout. The recommended RN-2 district is consistent with the General Plan.

3. There are no other adopted plans that conflict with the rezoning recommendation of RN-2.

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 further residential development.

Action:	Approved as Modified	Meeting Date:	6/8/2023
Details of Action:	Approve RN-3 (C) (General Residential Neighborhood) zoning.		
Summary of Action:	Approve RN-3 © (General Residential Neighborhood) zoning.		
Date of Approval:	6/8/2023	Date of Denial:	Postponements:
Date of Withdrawal:	Withdrawn prior to publication?: <input type="checkbox"/> Action Appealed?:		

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	Knoxville City Council	Date of Legislative Action, Second Reading:	7/25/2023
Date of Legislative Action:	7/11/2023	Other Ordinance Number References:	O-109-2023
Ordinance Number:		Disposition of Case, Second Reading:	Approved
Disposition of Case:	Approved	If "Other":	
If "Other":		Amendments:	
Amendments:		Effective Date of Ordinance:	
Date of Legislative Appeal:			