

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 the RN-3 (General Residential Neighborhood) district because it is consistent with the sector plan and development would be reviewed for compatibility with the neighborhood. The IH (Infill Housing Overlay) would be retained.

Staff Recomm. (Full):

Comments: 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. The subject property is within the boundaries of the Oakwood-Lincoln Park Neighborhood Association. One key change that occurred in the past twenty years is the development of two multifamily communities in 2003, one block to the west on Hiwassee Avenue.
2. There are bus stops less than ¼ mile to the east and west of the property. A hiking trailhead for the Sharps Ridge Veterans Memorial Park is ¼ mile to the northwest. Approximately 1 mile to the east is a service-oriented commercial corridor along N Broadway Avenue.
3. These numerous assets for residents, in combination with unmet demand for a variety of housing options in the City, support a rezoning from the RN-2 (Single-Family Residential Neighborhood) to the RN-3 (General Residential Neighborhood) district at this location.

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

1. The RN-3 zoning district is intended to accommodate medium density residential neighborhoods, characterized by single-family and two-family homes. Townhouse development may be permitted through special use review by the Planning Commission.
2. Although the predominant zoning in this neighborhood is RN-2 with single-family dwellings, there are multiple duplexes and small-scale multi-family developments located throughout the neighborhood. The subject property is adjacent to a low-rise apartment building zoned RN-5, which is an outlier for the area in terms of its layout and density.

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 is located within an IH (Infill Housing Overlay) district, which means any development will require a Certificate of Appropriateness from the Design Review Board, who apply the design standards from the Infill Housing Design Guidelines. The Guidelines have specific criteria to ensure that infill housing has similar positioning, scale and architectural rhythm to the rest of the block. There are also parking standards that do not permit parking lots to be located in the front yard. Public notice of potential development would be provided, and the design review process provides opportunity for community input.
2. There are no adverse impacts anticipated to occur with a moderate increase in residential density at this location. Townhouses are the most intensive residential use permitted in RN-3. If they were to be proposed on the subject property, there would be public notice and opportunity for community feedback through the special use review process, which is a separate and additional process to the Infill Housing review. The special use evaluation standards include consideration of compatibility with neighborhood character as well as potential impacts to neighboring properties and traffic.
3. The zoning code also has principal use standards for new construction of townhouse dwellings that bolster architectural quality as part of the building permit process. The standards address issues such as building facades and materials, as well as spacing and thematic cohesion of design.
4. These multiple avenues of development review maintain architectural integrity and neighborhood

compatibility to address and mitigate impacts of the proposed rezoning.

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 Central City Sector Plan classifies this area as TDR (Traditional Neighborhood Residential), which permits consideration of the RN-3 zoning district.
2. A rezoning to the RN-3 district at this location is consistent with the General Plan's development policy 8.1 to encourage growth in the existing urban area, and develop infill housing on vacant lots that are compatible with neighboring residences in scale, design and site layout.
3. The subject property is within the boundaries of the adopted Oakwood Lincoln Park Neighborhood Plan, which asserts that more intensive residential development should be compatible with the surrounding architecture and scale of residences. The Infill Housing Overlay district and special use review process for townhouses in the RN-3 district will serve to maintain neighborhood character.

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 located in an urban area where there is utility infrastructure and adequate roads, some of which have been recently been improved with traffic-calming measures. There are also nearby transit stops, parks and schools within the neighborhood boundary.

Action: Approved **Meeting Date:** 8/10/2023

Details of Action: Approve the RN-3 (General Residential Neighborhood) district because it is consistent with the sector plan and development would be reviewed for compatibility with the neighborhood. The IH (Infill Housing Overlay) would be retained.

Summary of Action: Approve the RN-3 (General Residential Neighborhood) district because it is consistent with the sector plan and development would be reviewed for compatibility with the neighborhood. The IH (Infill Housing Overlay) would be retained.

Date of Approval: 8/10/2023 **Date of Denial:** **Postponements:** 6/8/2023, 7/13/2023

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 9/5/2023 **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

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

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**