CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 6-F-23-RZ Related File Number:

Application Filed: 4/20/2023 Date of Revision:

Applicant: GORDON SMITH

PROPERTY INFORMATION

General Location: South side of Forest Ave, North side of Highland Ave, east of Twentieth St, west of Nineteenth St

Other Parcel Info.:

Tax ID Number: 94 N P 028.01 Jurisdiction: City

Size of Tract: 2.38 acres

Accessibility: Access is via Highland Avenue, a minor collector street with a 38-ft pavement width within a 46.5-ft

right-of-way; Nineteenth Street, a local street with a 36-ft pavement width within a 50-ft right-of-way; Twentieth Street, a local street with a 38-ft pavement width within a 44-ft right-of-way; and Forest

Avenue, a local street with a 26-ft pavement width within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Transportation/Communications/Utilities

Surrounding Land Use:

Proposed Use: Density:

Sector Plan: Central City Sector Plan Designation: MU-SD, CC-22 (Mixed Use Special District, Fort Sa

Growth Policy Plan: N/A (Within City Limits)

Neighborhood Context: This property is part of the Fort Sanders neighborhood. There are office buildings and multifamily

residences throughout this area, which is bordered to the south by a hospital campus.

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

Street: 1902 FOREST AVE

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O (Office)

Former Zoning:

Requested Zoning: RN-6 (Multi-Family Residential Neighborhood)

Previous Requests:

Extension of Zone: Yes

History of Zoning: Rezoning from R2 (General Residential) to O-1 (Office, Medical and Related Services) approved in

1990, 1996, 1997 and 1998 (6-C-90-RZ, 6-N-96-RZ, 5-J-97-RZ, 8-G-98-RZ)

PLAN INFORMATION (where applicable)

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Current Plan Category: MU-SD, CC-22 (Mixed Use Special District, Fort Sanders Medical District)

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-6 (Multi-Family Residential Neighborhood) zoning 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, 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 located in an area of the Fort Sanders Neighborhood where there has been significant redevelopment of former industrial, commercial, and single-family properties into multifamily residential communities with surface and structured parking lots.
- 2. This area hosts the Fort Sanders Regional Medical Center campus, a major employer and service provider to the surrounding community. The neighborhood is served by multiple bus routes, sidewalk infrastructure, and a service-oriented commercial node to the south along Cumberland Avenue. The subject property is approximately ½ mile from access to the Third Creek Greenway Trail and Tyson Park which provides many recreational services.
- 3. The subject property currently functions as a surface parking lot. The requested rezoning to the RN-6 (Multi-Family Residential Neighborhood) district would enable residential infill, in addition to parking, which is consistent with surrounding development and supported by numerous residential amenities.

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

- 1. The RN-6 zoning district is designed for high density neighborhoods characterized by a mixture of all housing types including single-family, two-family, townhouse and multi-family.
- 2. There is RN-6 zoning throughout the neighborhood, including adjacent properties to the east of the subject parcel. The land uses surrounding the subject property are consistent with the type of area RN-6 is intended for.

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. There are no adverse impacts anticipated with the proposed rezoning. Adequate parking is an oftencited concern in this area, but any residential development that may occur would be required to adhere to the off-street parking standards in the zoning ordinance.

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's land use classification for this area is MU-SD, CC22 (Mixed Use Special-District, Fort Sanders Medical District). The recommended uses in this district include high density residential development, which is consistent with RN-6 zoning.
- 2. The proposed rezoning is compatible with the General Plan's development policy 8 to encourage growth in the existing urban area.
- 3. The Fort Sanders Neighborhood Plan recommends office land uses at this location but the developed landscape has significantly changed since the plan's adoption in 2000. The proposed high density residential land use is a minor extension of the plan's recommended land use adjacent to the

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east.

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 area with ample infrastructure capacity to accommodate

residential infill development.

Action: Approved Meeting Date: 6/8/2023

Details of Action:

Summary of Action: Approve RN-6 (Multi-Family Residential Neighborhood) zoning because it is consistent with the sector

plan and 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-110-2023

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

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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