

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 6-R-24-RZ **Related File Number:**
Application Filed: 4/29/2024 **Date of Revision:**
Applicant: BENCHMARK ASSOCIATES, INC.

PROPERTY INFORMATION

General Location: North of Valley View Dr, east of Saylor Ct
Other Parcel Info.:
Tax ID Number: 70 A B 007 **Jurisdiction:** City
Size of Tract: 1.51 acres
Accessibility: Access is via an easement off of Valley View Dr, a major collector with pavement width of 19 ft within a 42-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: **Density:**
Planning Sector: East City **Plan Designation:** MDR (Medium Density Residential), HP (Hillside Protection)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: This property is in the Whittle Springs neighborhood which comprises single family and multifamily developments in the foothills of Sharp's Ridge. Whittle Springs Middle School is located southwest of the subject property and Whittle Springs Golf Course is located nearby to the south.

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

Street: 3407 VALLEY VIEW DR
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay), C (Former Planned District)
Former Zoning:
Requested Zoning: RN-4 (General Residential Neighborhood), HP (Hillside Protection Overlay), C (Former Planned District)
Previous Requests:
Extension of Zone: No, this will not be an extension.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: MDR (Medium Density Residential), HP (Hillside Protection)

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: Samiul Haque
Staff Recomm. (Abbr.): Approve the RN-4 (General Residential Neighborhood) district because it is consistent with the sector plan and surrounding development. The HP (Hillside Protection) overlay district and C (Former Planned District) designation would be retained.
Staff Recomm. (Full): The HP (Hillside Protection) overlay district and C (Former Planned District) designation would be retained.
Comments: The subject property is part of a previously approved planned district, which is designated with a (C) on the zoning map. The property was zoned RP-1 with a density up to 12 du/ac, however, no development plan was pursued under the former planned district.

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 25 years there has been a sizable increase in residential intensity in this part of Whittle Springs neighborhood. This includes the Whittle Springs Park Condominiums to west and Valley View subdivision, Reynolds Apartments, Willow Place Condominiums, and Heritage Park Subdivision to the east/southeast of the subject property.

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

- 1. The RN-4 district is intended to accommodate mixed medium density residential development within the City of Knoxville. Single-family, two-family, and townhouse dwellings are permitted with low-rise multi-family dwellings and new development forms such as pocket neighborhoods allowed by review and in some cases with special use approval.
- 2. The proposed rezoning is consistent with the district's intent since the area is characterized by a mix of single-family houses and duplex and multifamily subdivisions.
- 3. The RN-4 district has a maximum lot size requirement of 40,000 sf for multifamily developments. The property is approximately 71,874 sf (1.5 acres). If the property is not subdivided, the minimum lot area standards of RN-4 zoning would permit special use consideration of up to 20 multifamily units.
- 4. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

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 RN-4 district will be compatible with the residential zoning of this area ranging from RN-1 to RN-6. There are no significant adverse impacts anticipated to occur with the proposed rezoning.
- 2. RN-4 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. Townhouse and multi-family dwellings would either require a staff level review or special use approval by the Planning Commission, depending on the development form and number of dwelling units.
- 3. For any multi-family development on this property, a 10-ft Class A buffer will be required for any parking lot abutting the residential properties on the north, south, and west. Additional foundation landscaping may also be required.

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 proposed rezoning is consistent with the General Plan's Development Policy 8.1, which encourages growth in the existing urban area through infill housing on vacant lots and redevelopment parcels.
2. The East City Sector Plan and One Year Plan's MDR (Medium Density Residential) land use classification permits consideration of residential zoning up to the RN-5 district. The recommended RN-4 zoning district is consistent with these plans.

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. Valley View Drive is a major collector street served by transit. The property is located within 0.75 miles of Whittle Springs Middle School, Whittle Springs Golf Course, Richard Leake Recreation Center, and Alice Park and Ballfields.
2. This is in an established neighborhood that has the necessary infrastructure to accommodate further residential development.

Action: Approved **Meeting Date:** 6/13/2024

Details of Action:

Summary of Action: Approve the RN-4 (General Residential Neighborhood) district because it is consistent with the sector plan and surrounding development. The HP (Hillside Protection) overlay district and C (Former Planned District) designation would be retained.

Date of Approval: 6/13/2024 **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: 7/9/2024

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 7/23/2024

Other Ordinance Number References: O-95-2024

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: