



Requested Plan Category: MDR (Medium Density Residential)

**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: Michelle Portier

Staff Recomm. (Abbr.): Approve RN-4 (General Residential Neighborhood) zoning because it is compatible with existing zoning in the area.

Staff Recomm. (Full):

Comments:

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.3, SUBSECTIONS 1-3:  
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. As mentioned previously, there are plans for an Accelerated Bus Corridor along N Broadway Avenue into the Fountain City area.

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

1. The RN-4 (General Residential Neighborhood) District is intended to accommodate mixed medium density residential development within the City of Knoxville.
2. 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 properties to the east contain medical clinics, office buildings, and apartment buildings. The majority of the neighborhood consists of single family houses, though there are duplexes and fourplexes scattered throughout the neighborhood. There is a corner store and church properties nearby along Holbrook Drive, the street to the north of this property.

2. There are some significant topographic constraints on the property, and these are likely to limit development to street frontages. These constraints would be evaluated more fully during the development plan process, but below is a summary of the issues.

a. There are steep slopes on the northwestern end of the property (see Exhibit A). When the City dredged

land for the Fountain City duck pond, the land was added to this property to lessen the degree of slope.

However, though less than it was prior to the City's infill of the land, the slope is still significant.

b. The site is significantly impacted by a blue line stream running through the property, and the City's Engineering Department requires a 30-ft minimum buffer zone from the top of the bank on either side

(see Exhibit B for top of bank locations). Given where the top of the southern bank is located within the

property, the buffer zone would preclude development along most of Balsam Drive unless the applicant

seeks to undergo mitigation efforts.

i. Typically, building over creeks and/or pipes is not allowed, but that would be addressed at the time of

permitting, along with the buffer zone issues. However, should the applicant wish to pursue

- piping and building over the stream, they would have to get approval by TDEC and the City to do so. This would lead to mitigation of the stream buffer, which requires the Director of the Department of Engineering's approval. If deemed necessary by the State, there could be further additional measures required.
- ii. There are specific design features required by the City's Engineering ordinance when encapsulating a stream and/or piping thru water with which the applicant would be required to comply.
    - c. There is also a large drainage easement on the property in that same location.
    - d. The development will be required to comply with all aspects of the stormwater ordinance.
    - e. Sidewalks will be required along street frontages.
3. Differences between the RN-2 and RN-4 zones lie in the setbacks, lot coverage, and building height provisions.
- a. The RN-2 zone has a minimum setback of 20 ft; RN-4 has a minimum setback of 10 ft.
  - b. The two zones have similar maximum lot coverage requirements for single family houses and duplexes (30% for RN-2; 35% for RN-4). However, RN-4 has a maximum lot coverage of 50% for townhouses and multifamily development. Due to the aforementioned site constraints, the development is likely to fall well within this allowance.
  - c. Building height would be restricted to 35 ft for a single family, two-family, or townhouse development. For multifamily development, building height is capped at 45 ft unless adjacent to a single family dwelling.

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 amendment to the North City Sector Plan amending this parcel to the MDR (Medium Density Residential) designation would support RN-4 zoning.
2. This would be an extension of the MDR land use class, as it is adjacent to the east.

**Action:** Approved **Meeting Date:** 7/8/2021

**Details of Action:**

**Summary of Action:** Approve RN-4 (General Residential Neighborhood) zoning because it is compatible with existing zoning in the area.

**Date of Approval:** 7/8/2021 **Date of Denial:** **Postponements:**

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

### LEGISLATIVE ACTION AND DISPOSITION

<b>Legislative Body:</b>	Knoxville City Council	<b>Date of Legislative Action, Second Reading:</b>	11/16/2021
<b>Date of Legislative Action:</b>	11/2/2021	<b>Other Ordinance Number References:</b>	
<b>Ordinance Number:</b>		<b>Disposition of Case, Second Reading:</b>	Withdrawn
<b>Disposition of Case:</b>	Approved	<b>If "Other":</b>	
<b>If "Other":</b>		<b>Amendments:</b>	
<b>Amendments:</b>			WD due to 120 day limit from PC decision being exceeded
<b>Date of Legislative Appeal:</b>		<b>Effective Date of Ordinance:</b>	