



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) & HP (Hillside Protection Overlay) zoning because it is consistent with the sector plan and with surrounding development.

Staff Recomm. (Full):

Comments:

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6.30.01, 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. This area is an established hub of medium to high-density residential communities, as well as institutional and commercial amenities that support residential development. There was a significant roadway improvement and expansion project completed in 2011 at the nearby intersection of Gleason Drive and Gallaher View Road to accommodate traffic volumes.

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

1. The RN-6 Multi-Family Residential Neighborhood Zoning District is intended to accommodate high density neighborhoods. It is characterized by a mixture of all housing types including single-family, two-family, townhouse, and multi-family.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. 1.99 acres of the subject property are in the Hillside Protection (HP) area. According to the slope analysis, the disturbance budget within the HP area is 1.3 acres.  
2. The proposed rezoning represents a minor extension of RN-6 zoning to the west, and is consistent with other residential development in the area.

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. RN-6 zoning is recommended by the MDR/O (Medium Density Residential/Office) land use designation in the West City Sector Plan.  
2. The proposed zoning change does not conflict with any other adopted plans.

Action:

Approved

Meeting Date: 7/14/2022

Details of Action:

Summary of Action:

Approve RN-6 (Multi-Family Residential Neighborhood) & HP (Hillside Protection Overlay) zoning because it is consistent with the sector plan and with surrounding development.

Date of Approval:

7/14/2022

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:** 8/9/2022

**Ordinance Number:**

**Disposition of Case:** Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:** 8/23/2022

**Other Ordinance Number References:** O-118-2022

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

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**