

CASE SUMMARY

APPLICATION TYPE: REZONING
ONE YEAR PLAN AMENDMENT



File Number: 7-E-20-RZ **Related File Number:** 7-B-20-PA
Application Filed: 5/21/2020 **Date of Revision:**
Applicant: THE PINEY GOVE CONDOMINIUM ASSOCIATION

PROPERTY INFORMATION

General Location: East of Piney Grove Church Rd., north of Middlebrook Pk.
Other Parcel Info.:
Tax ID Number: 106 D J 039 **Jurisdiction:** City
Size of Tract: 62461 square feet
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** MDR (Medium Density Residential)
Growth Policy Plan: N/A
Neighborhood Context:

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

Street: 942 Piney Grove Church Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-3 (General Residential Neighborhood)
Former Zoning:
Requested Zoning: RN-5 (General Residential Neighborhood)
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: MDR (Medium Density Residential)
Requested Plan Category: HDR (High 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:

Liz Albertson

Staff Recomm. (Abbr.):

Approve the RN-5 (General Residential Neighborhood Zoning District) because it is consistent with the land use classification table for the One Year Plan and Sector Plan Designations for MDR/O (Medium Density Residential/O) at this location.

Staff Recomm. (Full):

Comments:

REZONING REQUIREMENTS FROM ZONING ORDINANCES (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. There are no substantial changes to the existing area.
- 2. However, RN-5 zone district recognizes the existing development's built out density and development type more consistently than the RN-3 zone district.

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

- 1. The recommended amendment to RN-5 (General Residential Neighborhood Zoning District) is intended to accommodate medium density residential neighborhoods in the City of Knoxville comprising a heterogeneous mix of single-family, two-family, townhouse, and multi-family dwellings. The RN-5 District may also serve as a functional transition between traditionally single-family and two-family residential neighborhoods within the City, and more intensely developed residential or commercial areas. Limited nonresidential uses that are compatible with the character of the district may also be permitted.
- 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 COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

- 1. The existing development could be permitted as a special use through the Knoxville-Knox County Planning Commission.
- 2. The RN-5 designation for this property is consistent with the surrounding development.

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 RN-5 designation is consistent with the MDR/O (Medium Density Residential/Office) land use classification for this area.
- 2. RN-5 is consistent with and not in conflict with any other adopted plan.

Action:

Approved

Meeting Date: 8/13/2020

Details of Action:

Summary of Action:

Approve the RN-5 (General Residential Neighborhood Zoning District) because it is consistent with the land use classification table for the One Year Plan and Sector Plan Designations for MDR/O (Medium Density Residential/O) at this location.

Date of Approval:

8/13/2020

Date of Denial:

Postponements: 7/9/2020

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 9/8/2020

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 9/22/2020

Other Ordinance Number References: O-144-2020

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: