

# CASE SUMMARY

**APPLICATION TYPE: REZONING**

**SOUTH CITY SECTOR PLAN AMENDMENT**



**File Number:** 7-G-20-RZ                      **Related File Number:** 7-C-20-PA  
**Application Filed:** 5/26/2020                      **Date of Revision:**  
**Applicant:** DENNIS LANIER

## **PROPERTY INFORMATION**

**General Location:** East side of W. Martin Mill Pike, north of Hialeah Drive  
**Other Parcel Info.:**  
**Tax ID Number:** 123 A F 03501                      **Jurisdiction:** City  
**Size of Tract:** 1.16 acres  
**Accessibility:**

## **GENERAL LAND USE INFORMATION**

**Existing Land Use:**  
**Surrounding Land Use:**  
**Proposed Use:**                      **Density:**  
**Sector Plan:** South City                      **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Inside City Limits  
**Neighborhood Context:**

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

**Street:** 4612 W. Martin Mill Pk.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## **ZONING INFORMATION (where applicable)**

**Current Zoning:** RN-1 (Single-Family Residential Neighborhood)  
**Former Zoning:**  
**Requested Zoning:** RN-4 (General Residential Neighborhood)  
**Previous Requests:** None noted.  
**Extension of Zone:**  
**History of Zoning:**

## **PLAN INFORMATION (where applicable)**

**Current Plan Category:** LDR (Low Density Residential)  
**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:

Liz Albertson

Staff Recomm. (Abbr.):

Approve RN-3 zoning because it is compatible with the surrounding development and consistent with the recommended plan amendment to MDR (Medium Density Residential). (Applicant requested RN-4).

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.

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

- 1. The amendment to RN-3 (General Residential Neighborhood Zoning District) RN-3 General Residential Neighborhood Zoning District is intended to accommodate medium density residential neighborhoods in the City of Knoxville characterized by one and two-family homes. Townhouse dwellings may be allowed by special use approval to facilitate a more urban development form. 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. RN-3 zoning 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-3 zone is consistent with the recommended MDR (Low Density Residential) land use classification for this area.

Action:

Approved

Meeting Date: 7/9/2020

Details of Action:

Summary of Action:

Approve RN-3 zoning because it is compatible with the surrounding development and consistent with the recommended plan amendment to MDR (Medium Density Residential). (Applicant requested RN-4).

Date of Approval:

7/9/2020

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: 8/11/2020

Date of Legislative Action, Second Reading: 8/25/2020

Ordinance Number:

Other Ordinance Number References: O-129-2020

Disposition of Case:

Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

**Amendments:**

**Date of Legislative Appeal:**

**Amendments:**

**Effective Date of Ordinance:**