

CASE SUMMARY

APPLICATION TYPE: REZONING

SOUTH COUNTY SECTOR PLAN AMENDMENT



File Number: 7-H-21-RZ **Related File Number:** 7-C-21-PA
Application Filed: 5/24/2021 **Date of Revision:**
Applicant: DOMINION GROUP

PROPERTY INFORMATION

General Location: East side of Dresser Road, north side of Maloney Road
Other Parcel Info.:
Tax ID Number: 135 G A 009 & 007 **Jurisdiction:** City
Size of Tract: 6.75 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: **Density:** 6.75 AC / 29.6 UNIT / AC = 200 UNITS
Sector Plan: South County **Sector Plan Designation:** O (Office)
Growth Policy Plan:
Neighborhood Context:

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

Street: 3305 , 3125 & 3155 Maloney Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O (Office) / RN-1 (Single-Family 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: O (Office)
Requested Plan Category: MDR/O (Medium Density Residential/Office)

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-5 (General Residential Neighborhood) zoning because it provides a transition down from the Alcoa Highway corridor to the adjacent single-family residential neighborhoods.

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. The Alcoa Highway improvements have been constructed within the last few years and provided for safer, limited access to Alcoa Highway and provided a frontage road on the southeastern side of the highway, which this property is adjacent to as well.
2. This property is adjacent to the interchange improvements at Alcoa Highway and Maloney Road and adjacent to the new frontage road along Alcoa Highway, Dresser Road.
3. A new access into the site has also been provided as part of the interchange improvements at this location.
4. Since 2000 the population along the Alcoa Highway corridor has decreased by approximately 17 percent, while the rest of Knox County has seen an approximate increase of 20 percent.
5. Vacancy rates for commercial and office uses have also decreased within the corridor.

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

1. The RN-5 (General Residential Neighborhood) District is intended to accommodate medium density residential neighborhoods comprising a heterogeneous mix of single-family, two-family, townhouse, and multi-family dwellings.
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. There appear to be no steep slopes, blue line streams, or floodplains located on the property.
2. The development will be required to comply with all aspects of the stormwater ordinance.
3. Sidewalks will be required along street frontages.
4. The RN-5 zone also permits a range of housing types from single and two-family dwellings to townhomes and multi-family dwellings, while the RN-1 zone permits single family dwellings, and as a "special use" two-family (duplexes) as a special use.
5. Building height is limited to 35 ft in both RN-1 and RN-5 zone districts and in the majority of the adjacent surrounding single family residential zoned areas to the east that are subject to Knox County Zoning Ordinance and are zoned RA (Low Density Residential).
6. The RN-5 will provide a transitional land use opportunity between the high speed traffic and adjacent commercial uses along the Alcoa Highway corridor and the neighboring low density residential neighborhood.

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 South County Sector Plan amending this parcel to the MDR/O (Medium Density Residential/Office) designation would support RN-5 zoning.
2. This would provide a transitional land use opportunity between the single family residential

neighborhoods adjacent to the east and the Alcoa Highway, as well as providing for additional residential housing in the corridor.

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

Details of Action:

Summary of Action: Approve RN-5 (General Residential Neighborhood) zoning because it provides a transition down from the Alcoa Highway corridor to the adjacent single-family residential neighborhoods.

Date of Approval: 7/8/2021 **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: 8/10/2021

Date of Legislative Action, Second Reading: 8/24/2021

Ordinance Number:

Other Ordinance Number References: O-114-2021

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: