

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 7-H-23-RZ **Related File Number:**
Application Filed: 5/18/2023 **Date of Revision:**
Applicant: R. BENTLEY MARLOW

PROPERTY INFORMATION

General Location: Southwest side of Callaway St, north of Douglas Ave
Other Parcel Info.:
Tax ID Number: 94 F Q 016 **Jurisdiction:** City
Size of Tract: 10114 square feet
Accessibility: Access is via Callaway St, a local street with 25 ft of a pavement width within a 41-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: Central City **Sector Plan Designation:** TDR (Traditional Neighborhood Residential)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: This neighborhood has a mix of single family and multifamily residential uses with a commercial node to the north.

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

Street: 1216 CALLAWAY ST
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-2 (Single-Family Residential Neighborhood)
Former Zoning:
Requested Zoning: RN-4 (General Residential Neighborhood)
Previous Requests:
Extension of Zone: No, this is not an extension.
History of Zoning: In 1985, this property was part of a large area rezoning from R-2 (General Residential) to R-1A (Low Density Residential) (8-B-85-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: TDR (Traditional Neighborhood Residential)
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: Whitney Warner

Staff Recomm. (Abbr.): Approve RN-4 (Single-Family Residential Neighborhood) zoning because it is consistent with the sector plan and with surrounding development.

Staff Recomm. (Full):

Comments: PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, ARTICLE 16.1.E.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 COUNTY GENERALLY:

1. The property is located in the Mechanicsville Neighborhood and the surrounding area includes a mix of single-family and multifamily residential uses with a commercial node to the north.
2. The neighborhood has a network of sidewalks, a bus stop, and a corner store at the end of the block.
3. There is an increased need for medium density housing. This proposal will provide an opportunity to meet this need.

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

1. The RN-4 General Residential Neighborhood Zoning District is intended to accommodate mixed medium density residential development within the City of Knoxville. Single-family, two-family, and townhouse dwelling residential development is permitted with low-rise multi-family dwellings and new development forms such as pocket neighborhoods allowed by review and in some cases with special use approval.
2. This area is consistent with the development types intended for the RN-4 district.

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 proposed amendment is not expected to adversely impact the surrounding area because the adjacent area consists of a mix of residential uses consistent with those allowed in the RN-4 district.

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 RN-4 zoning is consistent with the TDR (Traditional Residential Neighborhood) land use classification of the Central City Sector Plan and The City of Knoxville One Year Plan, which allows a mix of detached and attached houses on smaller lots.
2. The proposed rezoning to RN-4 aligns with policy 9.3 of the General Plan, which promotes new development that is compatible with the scale and layout of neighboring residences.
3. The requested zoning district at this location is not in conflict with any other adopted plans.

Action: Approved

Meeting Date: 7/13/2023

Details of Action:

Summary of Action: Approve RN-4 (Single-Family Residential Neighborhood) zoning because it is consistent with the sector plan and with surrounding development.

Date of Approval: 7/13/2023

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: 8/8/2023

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 8/22/2023

Other Ordinance Number References: O-132-2023

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: