

CASE SUMMARY

APPLICATION TYPE: REZONING



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|---------------------------|-------------------------------|-----------------------------|-----------|
| File Number: | 7-O-24-RZ | Related File Number: | 7-F-24-PA |
| Application Filed: | 5/28/2024 | Date of Revision: | |
| Applicant: | COMMERCIAL REDEVELOPMENT, LLC | | |

PROPERTY INFORMATION

| | | | |
|----------------------------|--|----------------------|------|
| General Location: | East side of Sevier Ave, North of Sevierville Pike | | |
| Other Parcel Info.: | | | |
| Tax ID Number: | 109 F M 021,020 | Jurisdiction: | City |
| Size of Tract: | 0.51 acres | | |
| Accessibility: | | | |

GENERAL LAND USE INFORMATION

| | | | |
|------------------------------|---------------------------|--------------------------|-------------------------------|
| Existing Land Use: | Single Family Residential | | |
| Surrounding Land Use: | | | |
| Proposed Use: | | Density: | |
| Planning Sector: | South City | Plan Designation: | LDR (Low Density Residential) |
| Growth Policy Plan: | N/A (Within City Limits) | | |
| Neighborhood Context: | | | |

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

| | |
|-----------------------------------|-----------------|
| Street: | 3514 SEVIER AVE |
| 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: | |
| History of Zoning: | |

PLAN INFORMATION (where applicable)

| | |
|---------------------------------|-------------------------------|
| Current Plan Category: | LDR (Low Density 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:

Samiul Haque

Staff Recomm. (Abbr.):

Approve the RN-3 (General Residential Neighborhood) district because it is consistent with the recommended land use classification and more compatible with the surrounding development than the requested RN-4 (General Residential Neighborhood) district.

Staff Recomm. (Full):

Comments:

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, ALL OF THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS:

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. As mentioned in the plan amendment sections, this area has seen significant pedestrian-friendly infrastructure improvement in recent times pertaining to the construction of sidewalks, crosswalks, and transit shelter pad.
2. The nearby Urban Wilderness Gateway Park has experienced a major revamp through two capital improvement projects that enhanced the park amenities, the roadway and greenway, and a streetlight and utility infrastructure.

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

1. The recommended RN-3 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.
2. The requested RN-4 district is intended to accommodate mixed medium density residential development which allows some additional residential uses than the RN-3 district by special use / administrative review, such as low-rise multi-family dwellings and new development forms such as pocket neighborhoods.
3. While there is a large multi-family development by KCDC across the street (Stonewall Apartments), the immediate area is primarily characterized by single family houses. The recommended RN-3 district will be more suitable for the abutting houses on the other three sides.
4. The northern parcel is 8,995 sq ft and the southern parcel is 13,045 sq ft. Individually, the two lots would accommodate a similar number of dwellings under both RN-3 and RN-4 district standards. If platted together, the RN-4 district standards could allow one additional duplex unit or townhouse unit. The primary difference between the two zoning districts is the allowance of multi-family structures under the RN-4 district.
5. 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. The RN-3 district is not expected to have any significant adverse impact on the surrounding area which includes houses, apartments, and a neighborhood commercial node.

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 rezoning is consistent with the General Plan's Development Policy 8.1, which encourages growth in the existing urban area through infill housing on vacant lots and redevelopment parcels.
2. Both RN-3 and RN-4 districts will be consistent with the recommended MDR land use classification

of the sector plan and One Year plan.

ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, AND WATER LINES, OR ARE REASONABLY CAPABLE OF BEING PROVIDED PRIOR TO THE DEVELOPMENT OF THE SUBJECT PROPERTY IF THE AMENDMENT WERE ADOPTED:

1. The properties have sidewalk connections and transit access at the intersection of Sevier Avenue and Sevierville Pike. There are many nearby community amenities such as Dogwood Elementary, South-Doyle Middle, Ijams Nature Center, Urban Wilderness Gateway Park, and several other parks.
2. This is an urbanized area with adequate utility infrastructure provided by KUB.

Action: Approved **Meeting Date:** 7/11/2024

Details of Action:

Summary of Action: Approve the RN-3 (General Residential Neighborhood) district because it is consistent with the recommended land use classification and more compatible with the surrounding development than the requested RN-4 (General Residential Neighborhood) district.

Date of Approval: 7/11/2024 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action: **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

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

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**