CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 8-D-23-RZ Related File Number:

Application Filed: 6/27/2023 Date of Revision:

Applicant: DON HORTON

PROPERTY INFORMATION

General Location: West side of Sanders Ln, north of Fuller Ave

Other Parcel Info.:

Tax ID Number: 95 C A 015 Jurisdiction: City

Size of Tract: 17027 square feet

Accessibility: Access is via Sanders Lane, a local street with a pavement width of 12 ft within a 30-ft right-of-way.

The street terminates at the north end and connects to Fuller Avenue on the south end.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/forestry/vacant land

Surrounding Land Use:

Proposed Use: Density:

Sector Plan: East City Sector Plan Designation: TDR (Traditional Neighborhood Residential), HP (

Growth Policy Plan: N/A (Within City Limits)

Neighborhood Context: The area predominantly consists of single-family residential dwellings on small lots and a few vacant

parcels. The Five Points residential development by Knoxville's Community Development Corporation

(KCDC) is located to the northwest of the area.

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

Street: 0 SANDERS LN

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

Former Zoning:

Requested Zoning: RN-4 (General Residential Neighborhood), HP (Hillside Protection Overlay)

Previous Requests:

Extension of Zone: No, this is not an extension.

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: TDR (Traditional Neighborhood Residential), HP (Hillside Protection)

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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 Hague

Staff Recomm. (Abbr.): Approve the RN-3 (General Residential Neighborhood) zoning district because it is consistent with the

sector plan and surrounding development. The HP (Hillside Protection) overlay would be retained.

Staff Recomm. (Full):

Comments:Applicant has requested for a rezoning to the RN-4 (General Residential Neighborhood) zoning district. However, Planning staff is recommending the RN-3 (General Residential Neighborhood) zoning district as it is more compatible with the surrounding environment.

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, 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/COUNTY GENERALLY:

1. Since 2017, Knoxville's Community Development Corporation (KCDC) has added 90 dwelling units for seniors and people with disabilities and 164 affordable dwelling units to the area, through the multimillion-dollar Five Points Redevelopment project. The final phase of the development is underway now, which will add another 82 units ranging from one to five bedrooms. The proposed amendment to RN-3 zoning will support to continue to develop new housing in the area.

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

1. The proposed amendment to the RN-3 district is intended to accommodate medium density residential neighborhoods in the City of Knoxville characterized by one and two-family homes.

2. Although the neighborhood primarily comprises single family units, it will be consistent with the intent of the RN-3 zoning district. The subject property is located at the edge of the neighborhood, and it abuts an undeveloped area of the Five Points Redevelopment (on property zoned RN-6, with HP Overlay). Furthermore, the adjacent property to the north (zoned RN-2, with HP Overlay) has two two-family dwellings and it aligns with the dimensional standards of the RN-3 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 RN-3 zoning will allow two-family dwellings by right, which will be consistent with the above-mentioned adjacent property to the north. Townhouse development is only allowed by the Special Use process, and it will be reviewed to ensure it is compatible with the character of the neighborhood. The requested RN-4 zoning will permit multi-family dwellings (MF) and townhouse (TH) development without the Special Use review, for up to 8 TH units and up to 4 MF units.
- 2. RN-3 zoning has more restrictive building heights than RN-4 (maximum allowable building height for RN-3 zoning is 35 ft, maximum allowable building height for MF in RN-4 zoning is 45 ft).
- 3. The development on Sanders Lane is more compatible with the density allowed by the RN-3 district than the RN-4 district.
- 4. The property has a Hillside Protection Overlay with more than 25% slope along the southern boundary. According to the slope analysis, approximately 26% of the parcel should remain undisturbed and it is more consistent with the density allowed by the RN-3 district in comparison to the RN-4 district.
- 5. There are multiple parks within a half mile of the area. Rezoning to the RN-3 district will enable development which will be supported by the two bus routes serving the area and sidewalk infrastructure along nearby streets.
- 6. The sector plan designation would remain TDR (Traditional Neighborhood Residential), which is the

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designation for all surrounding parcels.

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 that encourages growth in the existing urban area through infill housing opportunities.

2. Both RN-3 and RN-4 districts are consistent with the One Year Plan and East City Sector Plan's

TDR land use classification.

Action: Approved as Modified Meeting Date: 8/10/2023

Details of Action: Approve the RN-4 (General Residential Neighborhood district. The HP (Hillside Protection) overlay)

will be retained.

Approve the RN-4 (General Residential Neighborhood district. The HP (Hillside Protection) overlay) **Summary of Action:**

will be retained.

8/10/2023 Date of Approval: Date of Denial: Postponements:

Withdrawn prior to publication?:

Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Withdrawal:

Date of Legislative Action: 9/5/2023 Date of Legislative Action, Second Reading: 9/19/2023

Ordinance Number: Other Ordinance Number References: O-144-2023

Disposition of Case: Approved Disposition of Case, Second Reading: Approved

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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