

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 9-B-20-RZ

Related File Number:

Application Filed: 7/15/2020

Date of Revision:

Applicant: JOHN HANCOCK

PROPERTY INFORMATION

General Location: Southeast of the Crouch Dr. terminus, east of Alice Bell Rd., north of Washington Pk.

Other Parcel Info.:

Tax ID Number: 59 N B 01401

Jurisdiction: City

Size of Tract: 0.5 acres

Accessibility: Access is through parcel 070CC00101, a lot owned by the City of Knoxville that contains part of the school's access road. The parcel/right-of-way width is approximately 50 feet and the access drive pavement width is approximately 18 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family residence

Surrounding Land Use:

Proposed Use:

Density:

Sector Plan: East City

Sector Plan Designation: MDR (Medium Density Residential)

Growth Policy Plan: Inside City limits

Neighborhood Context: This area is a mix of uses and includes apartments, single family detached houses, and various institutional uses, including the adjacent school.

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

Street: 4355 Crouch Dr.

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 for this property. A One Year Plan amendment was sought in 1990 (# 7-B-90-PA).

Extension of Zone: No

History of Zoning: None noted for this property. A One Year Plan amendment amending the land use designation from LDR to MDR for this parcel and the adjacent parcel to the north was approved in 1990 (# 7-B-90-PA)

PLAN INFORMATION (where applicable)

Current Plan Category:

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:

Michelle Portier

Staff Recomm. (Abbr.):

Approve RN-4 (General Residential Neighborhood) zoning because it is consistent with the East City Sector Plan designation and with the surrounding development.

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 have been no recent, significant changes in this area that would prompt a rezoning. However, due to the mix of residential housing types and densities already in the area, the types of residential development permitted in the RN-4 zone would not be out of character for the area. The size of the development within the parcel would be limited by the maximum impervious surface allowed, the required parking, and the dimensional requirements of the zone.

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. The RN-4 District is intended to be applied to neighborhoods that are characterized by such mixed residential development, or that have been identified as areas where such development would be suitable in the future. 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. There is a variety of uses in the area – apartments are adjacent to the east, a pair of churches are nearby to the northwest, and a school is adjacent to the west. The rest of the area consists of detached single family homes, with most comprising a half-acre or less in area. A triplex or fourplex, as allowed by RN-4 zoning, would be appropriate at this location.

2. The property is located in FEMA Flood Zone X, but it is not located in a floodway or a floodplain.

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 East City Sector Plan's current MDR (Medium Density Residential) designation supports multifamily use and RN-4 zoning.

Action:

Approved

Meeting Date: 9/10/2020

Details of Action:

Summary of Action:

Approved RN-4 (General Residential Neighborhood) zoning per staff recommendations

Date of Approval:

9/10/2020

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: 10/6/2020

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 10/20/2020

Other Ordinance Number References: O-156-2020

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: