

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 9-B-23-RZ
Application Filed: 7/5/2023
Applicant: JOSH JORDAN

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: South side of Linden Ave, west of N Mary St
Other Parcel Info.:
Tax ID Number: 82 F F 017 Jurisdiction: City
Size of Tract: 7944 square feet
Accessibility: Access is via Linden Ave, a local street with a pavement width of 28 ft within a 45-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Public/Quasi Public Land (dwelling unit)
Surrounding Land Use:
Proposed Use: Density:
Sector Plan: East City Sector Plan Designation: TDR (Traditional Neighborhood Residential)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: The area is a part of the Burlington neighborhood, which abuts a commercial corridor along Magnolia Avenue to the north. It primarily comprises single family residences on smaller than ¼ acre lots. There are a few duplexes and group homes and a couple of daycare facilities in close proximity to the subject property.

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

Street: 3134 LINDEN 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-3 (General Residential Neighborhood)
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)

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.): Deny the RN-3 (General Residential Neighborhood) zoning district because it is not an extension of the zoning, and it would allow development that may be out of character with the surrounding area.

Staff Recomm. (Full):

Comments: 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. The pattern here demonstrates the type of transitions that are ideal - the proposed RN-3 (General Residential Neighborhood) district is the intermediate zoning between RN-2 and RN-4.
2. Both Magnolia Avenue and Martin Luther King Jr. Avenue are proposed to have higher frequency bus routes via KAT Reimagined, which is expected to improve the connectivity of this area.

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

1. The proposed RN-3 district is intended to accommodate medium density residential neighborhoods in the City of Knoxville characterized by one and two-family homes.
2. The area primarily comprises single family units with a few duplexes and group homes, and it would be consistent with the RN-3 district's intent. However, it would not be an extension of the zoning and it would allow a lower front setback, which may be out of character with other structures on the blockface.

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 minimum front setback for this property is 20' under the current RN-2 district, while the minimum front setback would be 10' in the requested RN-3 district. The average of the blockface is approximately 30'. Therefore, should this property be rezoned, any development could be built 10' from the front lot line, which may visually impact the character of the block.
2. The dimensional standards of the requested RN-3 district would allow up to one two-family unit on this property, which would not be allowed with the minimum lot size requirements of the current RN-2 district. However, a two-family dwelling would be compatible with the adjacent group homes and is not expected to adversely affect the surrounding area.

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. The RN-3 district is consistent with the One Year Plan and East City Sector Plan's TDR (Traditional Residential Neighborhood) land use classification.
3. The Martin Luther King, Jr. Avenue Corridor Plan (adopted in 2007) recommends an areawide downzoning from R-2 (General Residential District) to R-1A (Low Density Residential District) for properties along Linden Avenue. For reference, RN-2 is the zone that was considered corresponding to the former R-1A zone.

Action: Withdrawn

Meeting Date: 9/14/2023

Details of Action: Withdrawn at the request of the applicant.

Summary of Action: Withdrawn at the request of the applicant.

Date of Approval:

Date of Denial:

Postponements:

Date of Withdrawal: 9/14/2023

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: