

# CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 9-C-21-RZ  
Application Filed: 7/7/2021  
Applicant: JOSHUA BISHOP

Related File Number:  
Date of Revision:

## PROPERTY INFORMATION

**General Location:** North side of Chambliss Avenue, north of Kingston Pike and west of N. Forest Park Boulevard  
**Other Parcel Info.:**  
**Tax ID Number:** 107 K H 031 **Jurisdiction:** City  
**Size of Tract:** 7500 square feet  
**Accessibility:** Chambliss Avenue is a local road with a 19-foot pavement width inside a 40-ft wide right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Single-family residential  
**Surrounding Land Use:**  
**Proposed Use:** **Density:**  
**Sector Plan:** West City **Sector Plan Designation:** MU-SD (Mixed Use Special District) / WC-1  
**Growth Policy Plan:**  
**Neighborhood Context:** This area has developed with a mix of uses, including single-family homes, single-family houses that have been converted into offices, and commercial uses. There is an auto-repair shop across the street that faces away from Chambliss Avenue. Sutherland Avenue is one block to the north and Kingston Pike is two blocks to the south.

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

**Street:** 4849 Chambliss Ave.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RN-4 (General Residential Neighborhood)  
**Former Zoning:**  
**Requested Zoning:** O (Office)  
**Previous Requests:**  
**Extension of Zone:** Yes, Office zoning is adjacent to the north and west  
**History of Zoning:** None noted

## 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: Levan King Cranston

Staff Recomm. (Abbr.): Deny O (Office) zoning because the property does not meet the dimensional requirements for the O Zoning District and would present difficulty in meeting requirements for parking, buffering, etc.

Staff Recomm. (Full):

Comments:

1. The property has an area of approximately 7,500 sq ft versus the 10,000 sq ft minimum requirement for the Office zone, and a width of approximately 50 ft versus the 60-ft requirement.
2. Other properties within this block that are zoned Office also do not meet the current dimensional standards. However, those properties were zoned Office prior to the adoption of the most recent City zoning ordinance, when the minimum lot size was 7,500 sq ft. There may be a need to re-evaluate the current minimum lot size for the Office district in areas with higher-density residential development.
3. In recent years, Chambliss Avenue has experienced a transition from residential to office uses. The sector plan's Mixed Use Special District (Bearden Village) encourages a mix of uses for this area, which would include both office and residential development. However, during the process of updating the City zoning ordinance, citizens voiced the need for more housing in walkable, mixed-use areas. Staff recommended denial of a 2019 rezoning application from residential to office use within this same block of Chambliss Avenue, based on the identified need to maintain housing in the area.
4. This property is in the FEMA Flood Zone X, but is not in a floodplain or floodway.

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.3, SUBSECTIONS 1-3:

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 CITY GENERALLY:

1. The West City Sector Plan land use classification is MU-SD WC-1 (Mixed Use Special District: Bearden Village) which supports the proposed O zoning. The intention for Bearden Village is described in the sector plan as a mix of residential, office and commercial uses.
2. This area has been experiencing conversion of single-family homes to office uses for some time. This proposed rezoning would extend the already established O zoning along Chambliss Ave. As noted, however, there is also a need for housing reflective of uses permitted in the existing RN-4 zone.

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

1. The Office zoning district is intended to provide for an environment of low intensity office and service uses, mixed with residential uses. Office zoning may additionally serve as a transition between single-family residential areas and more intensely developed commercial or industrial areas within the City of Knoxville.
2. If rezoned, this property would be in non-conformance with the Zoning Ordinance.

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 property is adjacent to existing O, and RN-4 zoned properties. The Office zone is intended to provide a transition between single family residential uses and other uses.

2. However, it would be very difficult to provide screening between this property and the adjoining single-family home to the east. Both lots are narrow and each single-family home is placed so that the extent of their separation is a driveway approximately 10 feet wide.

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 O zone is consistent with the West City Sector Plan's MU-SD WC-1(Mixed Use Special District: Bearden Village) land use classification.

**Action:** Approved **Meeting Date:** 9/9/2021  
**Details of Action:** Approve O (Office) zoning because of previous shifting to Office the surrounding area.  
**Summary of Action:** Approve O (Office) zoning because of previous shifting to Office the surrounding area.  
**Date of Approval:** 9/9/2021 **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:** 10/5/2021 **Date of Legislative Action, Second Reading:** 10/19/2021  
**Ordinance Number:** **Other Ordinance Number References:** O-125-2021  
**Disposition of Case:** Approved **Disposition of Case, Second Reading:** Approved  
**If "Other":** **If "Other":**  
**Amendments:** **Amendments:**  
**Date of Legislative Appeal:** **Effective Date of Ordinance:**