





terms of noise and traffic impacts, the proposed RN-4 district can be considered a down-zoning that is more compatible with abutting residential land uses.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE KNOXVILLE-KNOX COUNTY GENERAL PLAN AND ITS COMPONENT PARTS, INCLUDING ADOPTED SECTOR PLANS, CORRIDOR PLANS, AND RELATED DOCUMENTS.

1. The RN-4 district is a recommended zone in the One Year Plan and Central City Sector Plan's TDR (Traditional Neighborhood Residential) land use classification.
2. The rezoning is consistent with the General Plan's Development Policy 8.1 to encourage growth in the existing urban area through infill housing on vacant lots and redevelopment parcels, in a manner that is compatible with neighboring residences in scale, design and site layout. Such compatibility will be enforced through the Design Review Board, and potentially through Special Use review as well.

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. This location is well supported by existing infrastructure and community facilities. There is a KAT bus stop across Huron Street from the subject property with a well-marked crosswalk. In addition to new sidewalk infrastructure on Huron Street, there are existing sidewalks on Saint Mary Street leading to a service-oriented commercial node with a grocery store. Civil and social services, parks and educational institutions are all within close walking distance.

**Action:** Approved

**Meeting Date:** 1/9/2025

**Details of Action:**

**Summary of Action:** Approve the RN-4 (General Residential Neighborhood) district because it provides an appropriate transition of land use intensity and is supported by residential amenities. The IH (Infill Housing Overlay) would be retained.

**Date of Approval:** 1/9/2025

**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**Withdrawn prior to publication?:**  **Action Appealed?:**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:** 2/4/2025

**Date of Legislative Action, Second Reading:** 2/18/2025

**Ordinance Number:**

**Other Ordinance Number References:** O-15-2025

**Disposition of Case:** Approved

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

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**