

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 10-K-24-RZ Related File Number: 10-B-24-PA
Application Filed: 8/19/2024 Date of Revision:
Applicant: KNOXVILLE HABITAT FOR HUMANITY

PROPERTY INFORMATION

General Location: Northwest side of Pinehurst Dr, east of Lexann Ln
Other Parcel Info.:
Tax ID Number: 59 N C 00101 Jurisdiction: City
Size of Tract: 4.02 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Public/Quasi Public Land
Surrounding Land Use:
Proposed Use: Density:
Planning Sector: East City Plan Designation: CI (Civic and Institutional)
Growth Policy Plan: N/A
Neighborhood Context:

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

Street: 4325 PINEHURST DR
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O (Office)
Former Zoning:
Requested Zoning: RN-4 (General Residential Neighborhood)
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: CI (Civic and Institutional)
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:

Jessie Hillman

Staff Recomm. (Abbr.):

Approve the RN-4 (General Residential) district because it is consistent with surrounding development and changing conditions.

Staff Recomm. (Full):

Comments:

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, ALL OF THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS:

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 requested RN-4 (General Residential Neighborhood) zoning district is consistent with recent multifamily development in this area that is addressing unmet local demand for a wide range of housing options.

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

1. The RN-4 district is intended to accommodate mixed medium density residential development. Single-family and duplex residential developments are permitted by right. Townhouse and low-rise multi-family dwellings are allowed with staff review or special use approval, depending on the number of units proposed. 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. The subject property's adjacency to the Jewel Washington Pike apartments, the Laurel Place townhouses, and the Pinehurst single-family subdivision reflect the wide variety of housing options that is the intended context for the RN-4 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. There are no adverse impacts anticipated to occur with the proposed rezoning, as it is compatible with the development that surrounds it. While the property is accessed on a local residential street, it is a short distance from the major arterial of Washington Pike, with an access point to the east along Pinehurst Drive and to the south on Shelbourne Road.

2. The property is in a location where it could offer improved connectivity between several residential developments. This should be considered if a special use review occurs.

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 zone is consistent with the One Year Plan and the East City Sector Plan as amended to the MDR (Medium Density Residential) land use classification.

2. Rezoning to the RN-4 district is consistent with the General Plan's Development Policy 8.1 to develop infill housing on vacant lots and redevelopment parcels that is compatible with neighboring residences in scale, design, and site layout.

3. The RN-4 district involves special use review of more than 9 townhouse or 8 multifamily units. This would provide an opportunity to consider the General Plan in development review, such as the principle that connectivity between subdivisions is an essential neighborhood feature.

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. The subject property is in an area with ample transportation, utility and transit infrastructure as well as service-oriented commercial amenities to support more residential development under the RN-4 district.

Action: Approved

Meeting Date: 10/3/2024

Details of Action:

Summary of Action: Approve the RN-4 (General Residential) district because it is consistent with surrounding development and changing conditions.

Date of Approval: 10/3/2024

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: 11/12/2024

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: