

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 3-C-25-RZ  
**Application Filed:** 1/23/2025  
**Applicant:** DAVID VARNER

**Related File Number:**  
**Date of Revision:**

## PROPERTY INFORMATION

**General Location:** Southwest corner of Holston Dr & Meadow View Rd  
**Other Parcel Info.:**  
**Tax ID Number:** 71 P G 005 **Jurisdiction:** City  
**Size of Tract:** 0.68 acres  
**Accessibility:** Access is via Meadow View Road, a local street with a pavement width which varies between 17 and 20 ft within a 47 ft right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Public/Quasi Public Land (vacant church)  
**Surrounding Land Use:**  
**Proposed Use:** **Density:**  
**Planning Sector:** East City **Plan Designation:** TDR (Traditional Neighborhood Residential)  
**Growth Policy Plan:** N/A (Within City Limits)  
**Neighborhood Context:** This area includes the Burlington and Meadowview Neighborhoods and is characterized by a mix of commercial and residential uses. Commercial uses include a grocery store and other retail and office establishments on the north side of Holston Drive. Residential development is comprised of a mix of single family and multifamily dwellings.

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

**Street:** 107 MEADOW VIEW RD  
**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-4 (General Residential Neighborhood)  
**Previous Requests:**  
**Extension of Zone:** No, this is not an extension.  
**History of Zoning:** Request to rezone from R-1 (Single Family Residential) to C-3 (General Commercial) was denied in 1998 (7-K-97-RZ).

## 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: Jessie Hillman

Staff Recomm. (Abbr.): Approve the RN-4 (General Residential Neighborhood) district because it is consistent with surrounding development and supported by residential amenities.

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. In 2019, the property adjacent to the subject parcel to the west was rezoned from the RN-2 (Single-Family Residential Neighborhood) district to the RN-5 (General Residential Neighborhood) district. In 2020, Knoxville’s Community Development Corporation (KCDC) built a 48-unit affordable apartment complex called the Burlington Commons, which replaced what was previously a mobile home park.
2. This kind of multifamily development is consistent with other established apartment communities along this section of Holston Drive, including Point East apartments to the west and Stratford Arms apartments to the east.
3. The requested rezoning from the RN-2 to the RN-4 (General Residential Neighborhood) district is compatible with changing conditions and established multi-unit development in this area. It is also supported by numerous residential amenities, which include sidewalks on both sides of Holston drive, pedestrian access to two bus lines including a bus stop abutting the property, a Kroger grocery store directly across the street, numerous service-oriented businesses within walking distance, and Thomas ‘Tank’ Strickland Park and the Burlington Library are located 1/3 mile to the east.

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

1. The purpose of the RN-4 zoning district is to accommodate mixed medium density residential development, including single-family, duplex, townhouse and low-rise multi-family dwellings. 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.
2. This property is at the edge of the Meadowview neighborhood amidst a mix of residential development that includes multifamily dwellings. While it is accessed on the local street of Meadow View Rd, it is also accessible off Holston Drive, a minor collector street. This location meets the intent of 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. This property is ideally located for consideration of more intensive residential development, and the rezoning is not anticipated to have any adverse effect on surrounding properties or the City.

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 requested RN-4 district is consistent with the subject property’s TDR (Traditional Neighborhood Residential) land use classification in the East City Sector Plan and the One Year Plan. It is noteworthy that the TDR land use qualifies this property for development under Article 4.6 Middle Housing

Standards, which permits more house-scale multifamily development by right.  
2. The property is located at the edge of the Martin Luther King Jr. Avenue Corridor Plan, and the proposed rezoning does not conflict with any of the recommendations of that plan.

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 located in an urbanized area with ample utility and infrastructure capacity for more residential development. It is served by sidewalks, transit, and numerous commercial and public amenities as well.

**Action:** Approved **Meeting Date:** 3/13/2025

**Details of Action:**

**Summary of Action:** Approve the RN-4 (General Residential Neighborhood) district because it is consistent with surrounding development and supported by residential amenities.

**Date of Approval:** 3/13/2025 **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:** 4/1/2025 **Date of Legislative Action, Second Reading:** 4/29/2025

**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:**