

REZONING REPORT

► **FILE #:** 11-Q-20-RZ (REVISED)

AGENDA ITEM #: 28

AGENDA DATE: 11/12/2020

► **APPLICANT:** LEE FREEMAN / SERTOMA CENTER, INC.

OWNER(S): Sertoma Center, Inc.

TAX ID NUMBER: 95 G P 025

[View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 1136 Groner Dr.

► **LOCATION:** Southeast quadrant of intersection of Groner Drive, Isabella Circle, and Clifford Street

► **APPX. SIZE OF TRACT:** 1.8 acres

SECTOR PLAN: Central City

GROWTH POLICY PLAN: Within City limits

ACCESSIBILITY: Groner Drive is a local road with a 21-foot pavement width inside a 50-foot right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Tennessee River

► **PRESENT ZONING:** RN-1 (Single-Family Residential Neighborhood) / HP (Hillside Protection Overlay) Districts

► **ZONING REQUESTED:** RN-4 (General Residential Neighborhood)

► **EXISTING LAND USE:** Public-quasi public land; single family structure on property

► **EXTENSION OF ZONE:** No

HISTORY OF ZONING: None noted for this property

SURROUNDING LAND USE AND ZONING: North: Single family residential - RN-1 (Single Family Residential Neighborhood) and HP (Hillside Protection Overlay) Districts

South: Public-quasi public land - RN-1 (Single Family Residential Neighborhood) and HP (Hillside Protection Overlay) Districts

East: Single family residential - RN-1 (Single Family Residential Neighborhood) and HP (Hillside Protection Overlay) Districts

West: Multifamily and Public park land - RN-6 (Multi-Family Residential Neighborhood), OS (Open Space), and HP (Hillside Protection Overlay) Districts

NEIGHBORHOOD CONTEXT: The neighborhood is predominately single family residential dwellings, though there are multifamily developments south and west of Morningside Park, one of which is adjacent to this property.

STAFF RECOMMENDATION:

► **Approve RN-4 (General Residential Neighborhood District) zoning because it is consistent with the Central City Sector Plan designation and would require site plan review by Planning staff or the**

Planning Commission.

COMMENTS:

This property was zoned R-3 (High Density Residential Neighborhood) prior to the adoption of the new zoning map and ordinance on January 1, 2020. The comparable zone to R-3 is RN-6 ((Multifamily Residential Neighborhood), which would require a plan amendment to the HDR (High Density Residential) land use designation. Rather than seek the RN-6 zone and HDR plan amendment, the applicant is seeking RN-4 (General Residential) zoning. While it is not a comparable zone, it is closer to what they had prior to the new zoning ordinance.

REZONING REQUIREMENTS FROM ZONING ORDINANCES (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. There have been no recent, significant changes in this area that would prompt a rezoning. However, the RN-4 zone is less intense than the property's R-3 zoning prior to the adoption of the zoning ordinance. RN-4 would provide a transition down from the adjacent RN-6 zoning to the west and the RN-1 zoning to the east.

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

1. The RN-4 (General Residential Neighborhood) District intended to accommodate mixed medium density residential development within the City of Knoxville. Single-family, two-family, and townhouse dwelling residential development is permitted with low-rise multi-family dwellings and new development forms such as pocket neighborhoods allowed by review and in some cases with special use approval. 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. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

3. In the RN-4 District, townhouse and multi-family dwellings may be permitted or may require a special use approval based upon the development form and number of dwelling units.

- For developments containing one or more townhouse buildings on a lot that total no more than eight dwelling units, or for multi-family developments of no more than four dwelling units within one multi-family structure and no more than a total of eight dwelling units on the lot, the plans would be reviewed by Planning Staff.

- For developments containing nine or more dwelling units in one or more townhouse buildings on a lot, or for a single multi-family building on a lot of five or more dwelling units, or for a development with multiple multi-family buildings with nine or more total dwelling units on the lot, special use approval by the Planning Commission would be required.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. RN-4 zoning should not cause any adverse effects for surrounding properties. RN-6 zoning is the west, so this is a step down from that intensity. Since RN-4 zoning requires site plan review through Planning and/or the Planning Commission, it provides a level of protection to the adjacent RN-1 zone to the east.

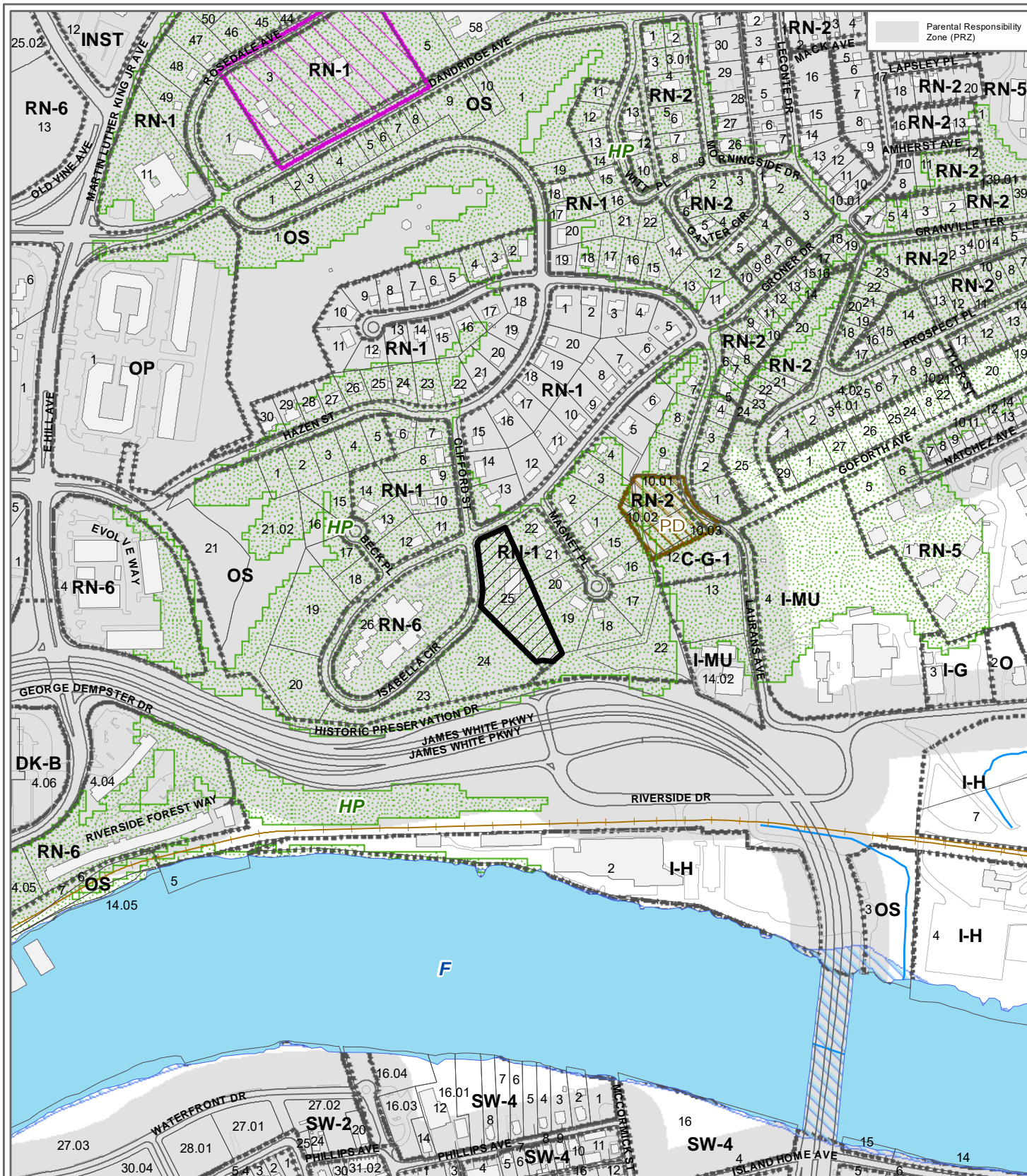
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Central City Sector Plan's current MDR (Medium Density Residential) designation supports multifamily use and RN-4 zoning.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 12/15/2020 and 1/12/2021. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



11-Q-20-RZ REZONING

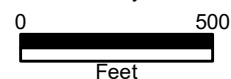


From: RN-1 (Single-Family Residential Neighborhood) / HP (Hillside Protection)
To: RN-4 (General Residential Neighborhood) / HP (Hillside Protection)

Original Print Date: 10/20/2020 Revised: 10/23/2020
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

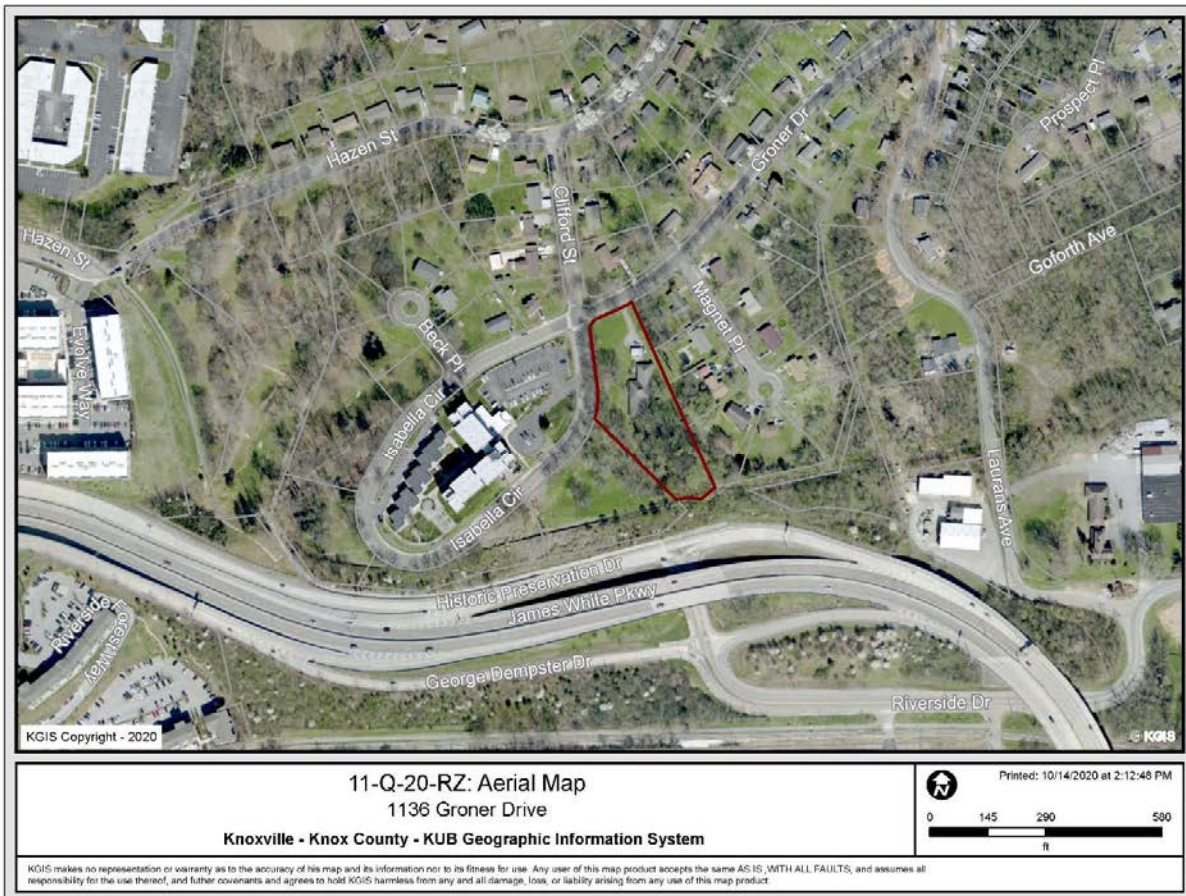
Petitioner: Freeman / Sertoma Center, Inc.,
Lee

Map No: 95
Jurisdiction: City



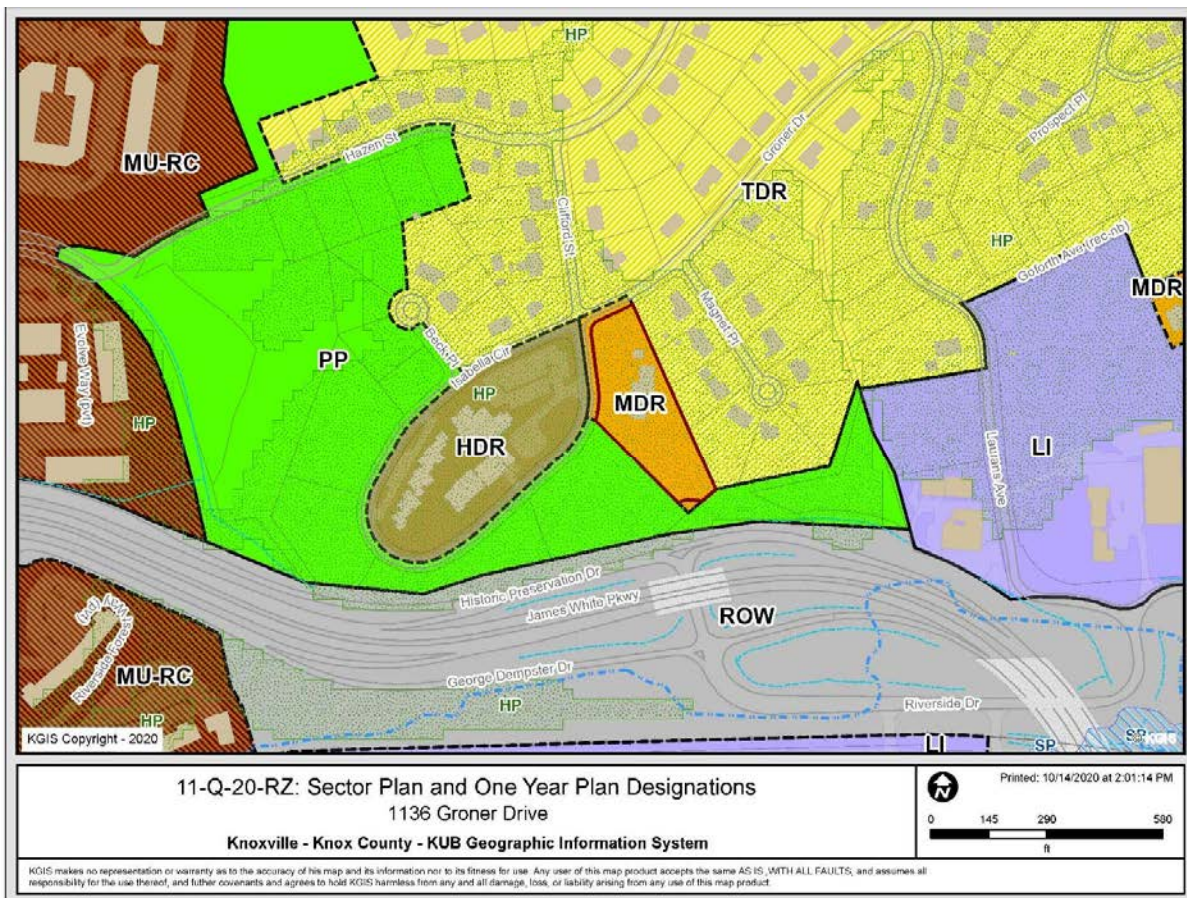
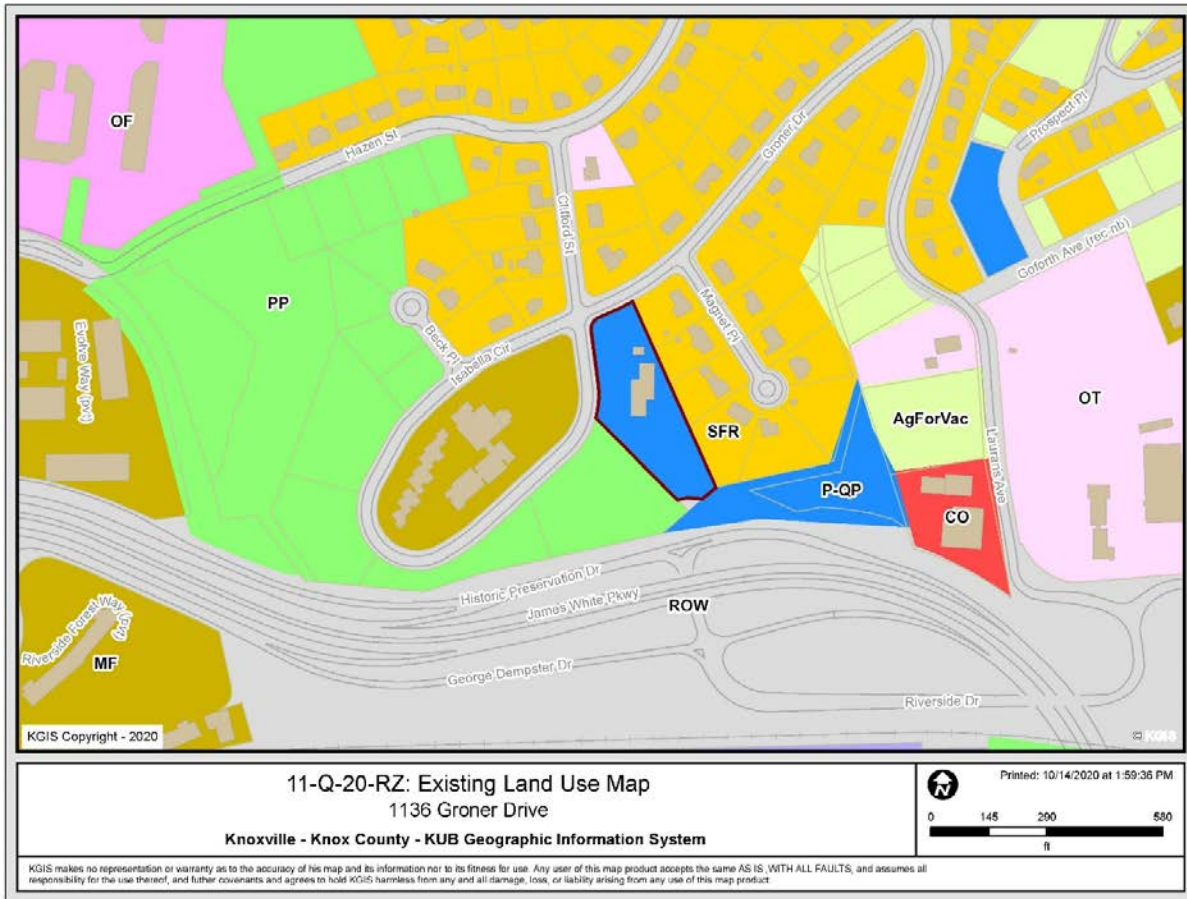
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EXHIBIT A. Contextual Images



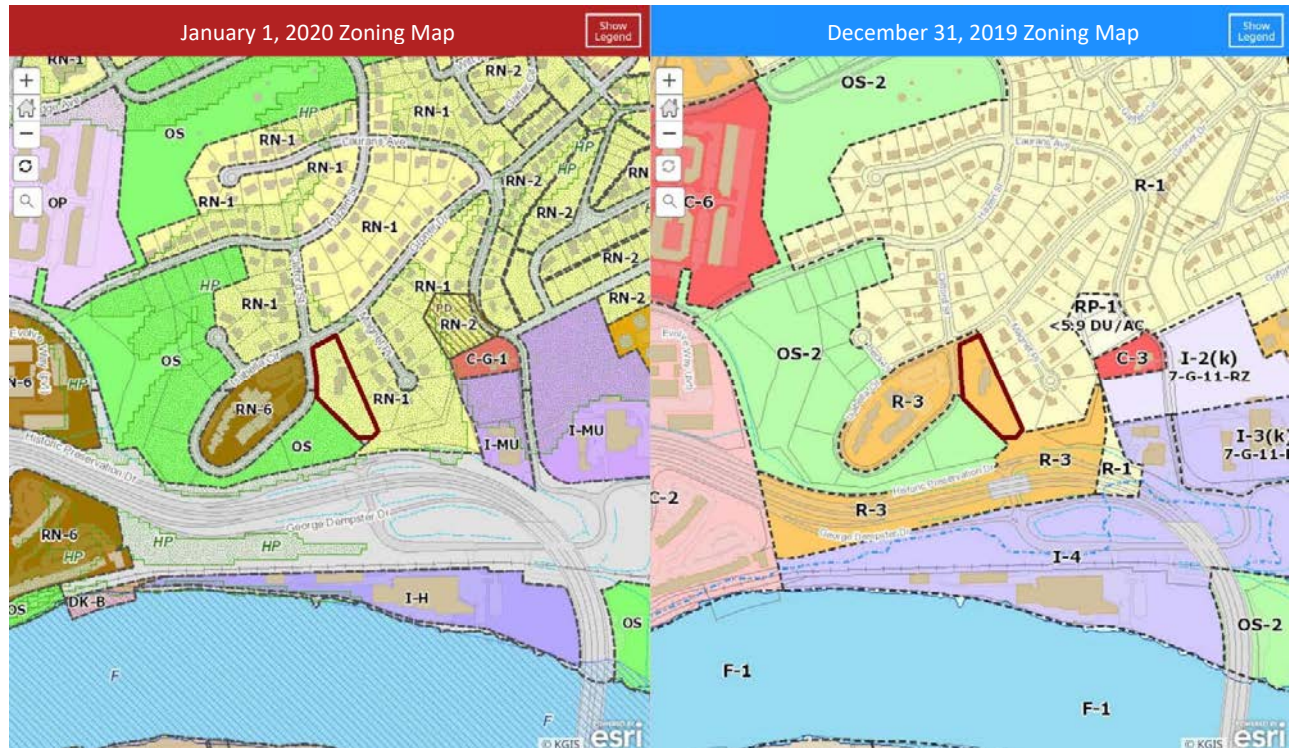
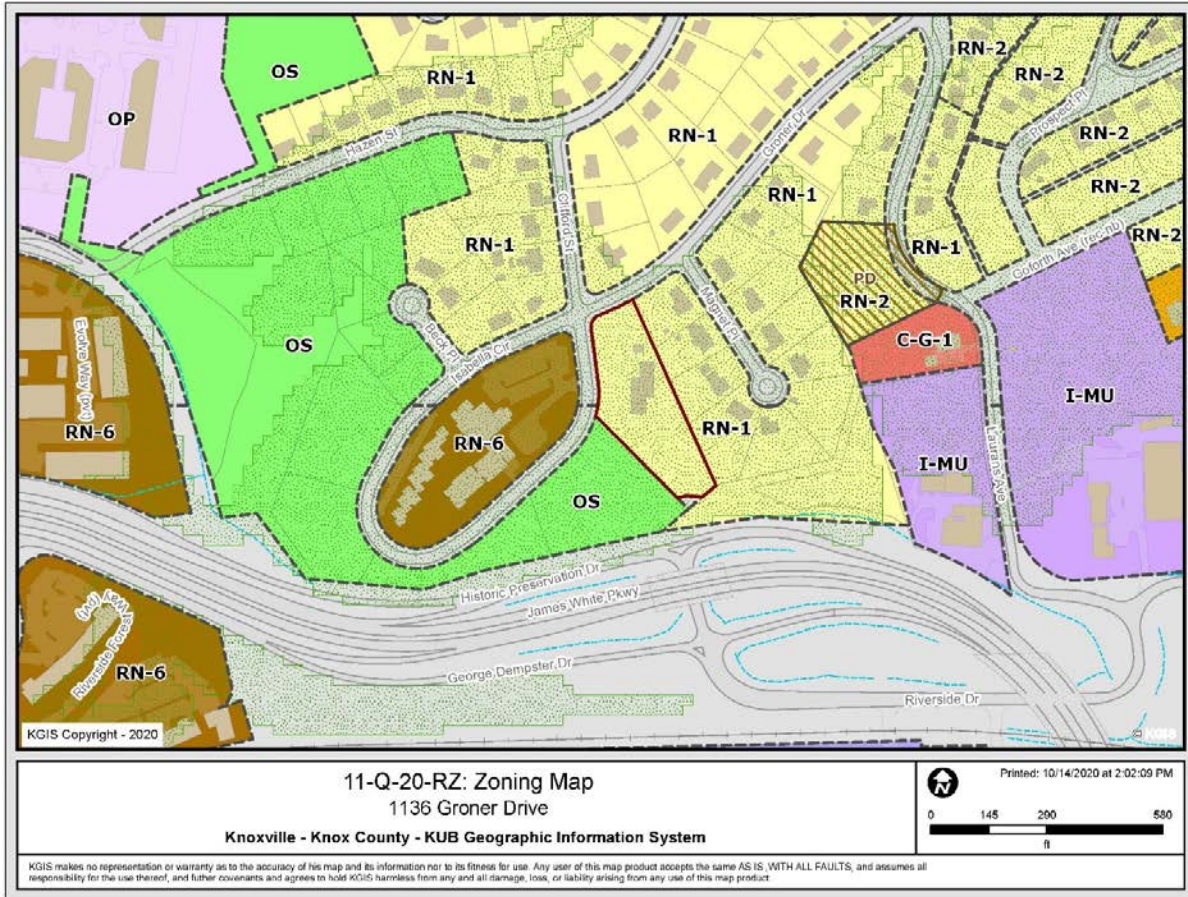
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EXHIBIT A. Contextual Images



11-Q-20-RZ

EXHIBIT A. Contextual Images





Development Request

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☐ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ SP ☐ OYP
☒ Rezoning

Lee Freeman, Sertoma Center, Inc.

REVISED 10.23.2020

Chief Executive Officer

Applicant Name

Affiliation

9-28-20

Date Filed

11-12-20

Meeting Date (if applicable)

File Number(s)

11-Q-20-RZ

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- ☐ Applicant ☐ Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☒ Architect/Landscape Architect

John Thurman

MHM Inc.

Name

Company

550 W. Main St. Ste. 300

Knoxville

TN

37920

Address

City

State

ZIP

865-544-2000

jthurman@mhminc.com

Phone

Email

CURRENT PROPERTY INFO

Sertoma Center, Inc.

1400 E Fifth Avenue Knoxville, TN 37917

865-524-5555

Owner Name (if different)

Owner Address

Owner Phone

1136 Groner Drive Knoxville, TN 37915

095GP025

Property Address

Parcel ID

STAFF USE ONLY

S/S Groner Dr., E/S Isabella Circle
SE of the intersection of Clifford St

General Location

Tract Size

1.8 acres

Council District 6

RN-1 / HP

Jurisdiction (specify district above)

☒ City ☐ County

Zoning District

Central City

MDR

N/A

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

P-QP

KUB

KUB

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider

DEVELOPMENT REQUEST

- ☐ Development Plan ☐ Use on Review / Special Use ☐ Hillside Protection COA
☐ Residential ☐ Non-Residential

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Unit / Phase Number _____

☐ Combine Parcels☐ Divide Parcel

Total Number of Lots Created _____

☐ Other (specify) _____☐ Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST☒ Zoning Change~~RN-5~~ RN-4

Proposed Zoning

☐ Plan Amendment Change

Proposed Plan Designation(s)

Pending Plat File Number

Proposed Density (units/acre)

Previous Rezoning Requests

☐ Other (specify) _____**STAFF USE ONLY****PLAT TYPE**

- ☐ Staff Review ☐ Planning Commission

ATTACHMENTS

- ☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

- ☐ Design Plan Certification (*Final Plat*)
☐ Use on Review / Special Use (*Concept Plan*)
☐ Traffic Impact Study
☐ COA Checklist (*Hillside Protection*)

Fee 1

0324

N/C

Total

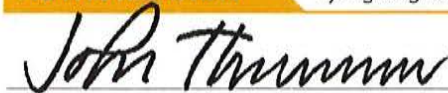
Fee 2

Fee 3

N/C

AUTHORIZATION

By signing below, I certify I am the property owner, applicant or the owners authorized representative.



John Thurman

09.28.2020

Applicant Signature

Please Print

Date

865.544.2000

jthurman@mhminc.com

Phone Number

Email

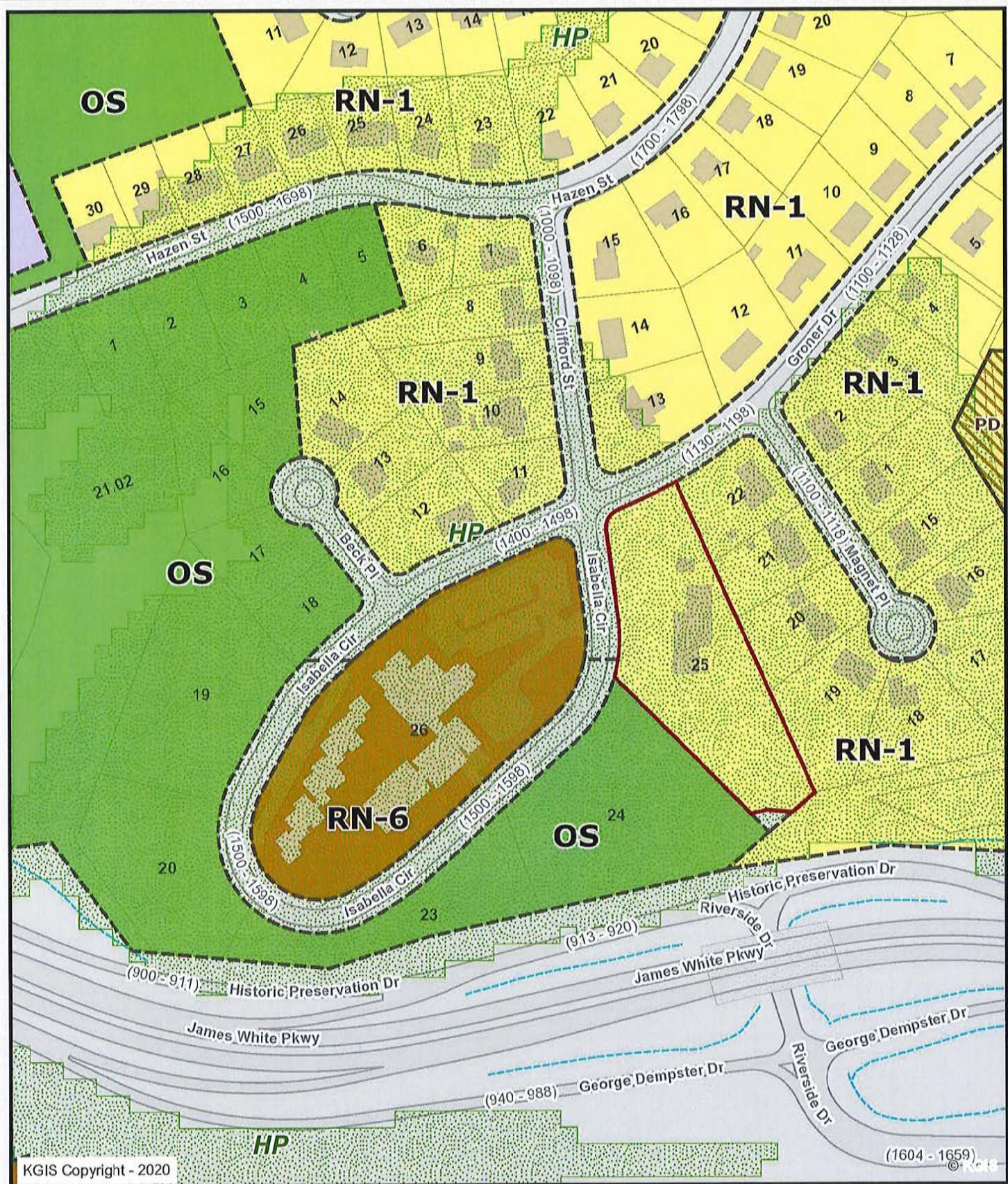


9-28-20

Staff Signature

Please Print

Date



Letter Portrait

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