

# REZONING REPORT

► **FILE #:** 10-G-20-RZ

**AGENDA ITEM #:** 16

**AGENDA DATE:** 10/8/2020

► **APPLICANT:** CASSIDY MELHORN

OWNER(S): Cassidy Melhorn / Volhomes, LLC

TAX ID NUMBER: 59 P D 038

[View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS: 3110 Greenway D.

► **LOCATION:** South side of Greenway Dr., between Josephine Rd & Hobbs St., east of N. Broadway

► **APPX. SIZE OF TRACT:** 11479 square feet

SECTOR PLAN: North City

GROWTH POLICY PLAN: Within City limits

ACCESSIBILITY: Greenway Drive is a major collector with a 19-ft pavement width inside a 40-ft right-of-way

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Whites Creek

► **PRESENT ZONING:** RN-1 (Single-Family Residential Neighborhood)

► **ZONING REQUESTED:** RN-3 (General Residential Neighborhood)

► **EXISTING LAND USE:** Single family residential

►  
EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted for this property

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

South: Single family residential - RN-1 (Single Family Residential Neighborhood) District

East: Single family residential - RN-1 (Single Family Residential Neighborhood) District

West: Single family residential - RN-1 (Single Family Residential Neighborhood) District

NEIGHBORHOOD CONTEXT: Greenway Drive is bordered by large-lot (1 acre and greater) single family detached residential on the north and by a mix of large and small-lot (down to 1/4 acre) single family residential on the south.

## STAFF RECOMMENDATION:

► **Approve RN-2 (Single Family Residential Neighborhood) zoning because it is consistent with the North City Sector Plan designation and would not cause adverse impacts (the applicant requested RN-3).**

## COMMENTS:

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 North City Sector Plan supports both the recommended RN-2 zoning and the requested RN-3 zoning.

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

1. The RN-3 (General Residential Neighborhood) District is intended to accommodate medium density residential neighborhoods in the City of Knoxville characterized by one and two-family homes. Townhouse dwellings may be allowed by special use approval to facilitate a more urban development form. 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. Since the RN-3 zone dimensional standards allows smaller lot sizes for duplexes than RN-2 and allows townhouses as a special use, it has the potential to create a more dense environment than the existing conditions if it causes additional properties in this area to be rezoned to RN-3. Staff is recommending RN-2 as a more conservative approach since it more closely matches existing conditions, requires special use approval for duplexes, and does not allow townhouses, since they would not be appropriate at this location.

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. The area consists mostly of single family detached residential dwellings, which are across the street to the north and adjacent to the south and west. There are industrial uses and single family detached homes to the east. Due to the predominance of single family housing, staff recommends RN-2 zoning instead of the requested RN-3 since RN-2 allows duplexes as a special use, which would require approval by the Planning Commission to ensure compliance with the special use criteria for duplexes.

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 East City Sector Plan's current MDR (Medium Density Residential) designation supports both the recommended RN-2 zoning and the requested RN-3 zoning.

ESTIMATED TRAFFIC IMPACT: 28 (average daily vehicle trips)

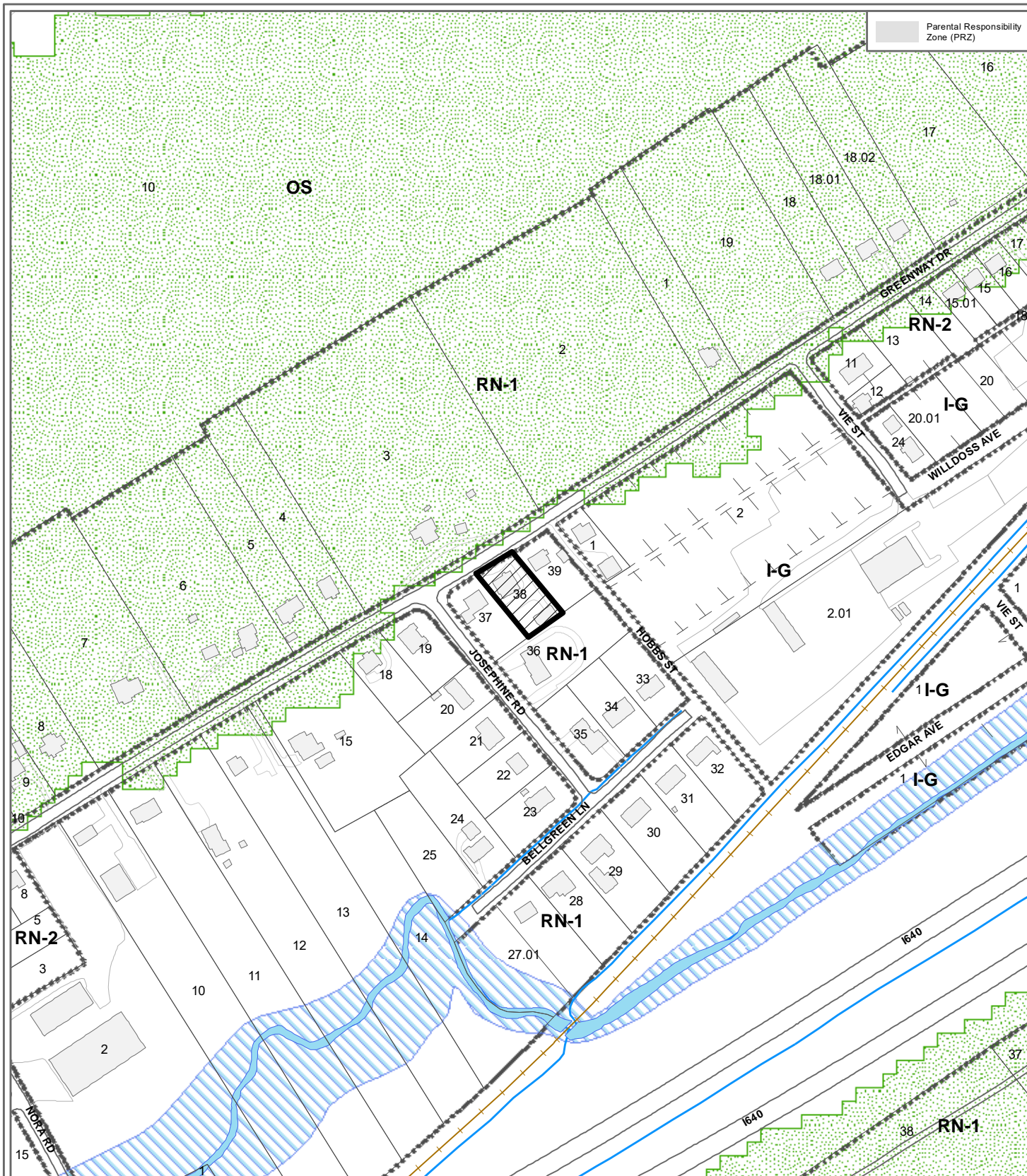
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 0 (public school children, grades K-12)

Schools affected by this proposal: Shannondale Elementary, Gresham Middle, and Central High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

If approved, this item will be forwarded to Knoxville City Council for action on 11/3/2020 and 11/17/2020. 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.



# **10-G-20-RZ REZONING**

From: RN-1 (Single-Family Residential Neighborhood)

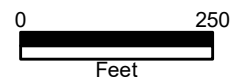
To: RN-3 (General Residential Neighborhood)



Petitioner: Melhorn, Cassidy

Map No: 59

Jurisdiction: City



Original Print Date: 9/1/2020

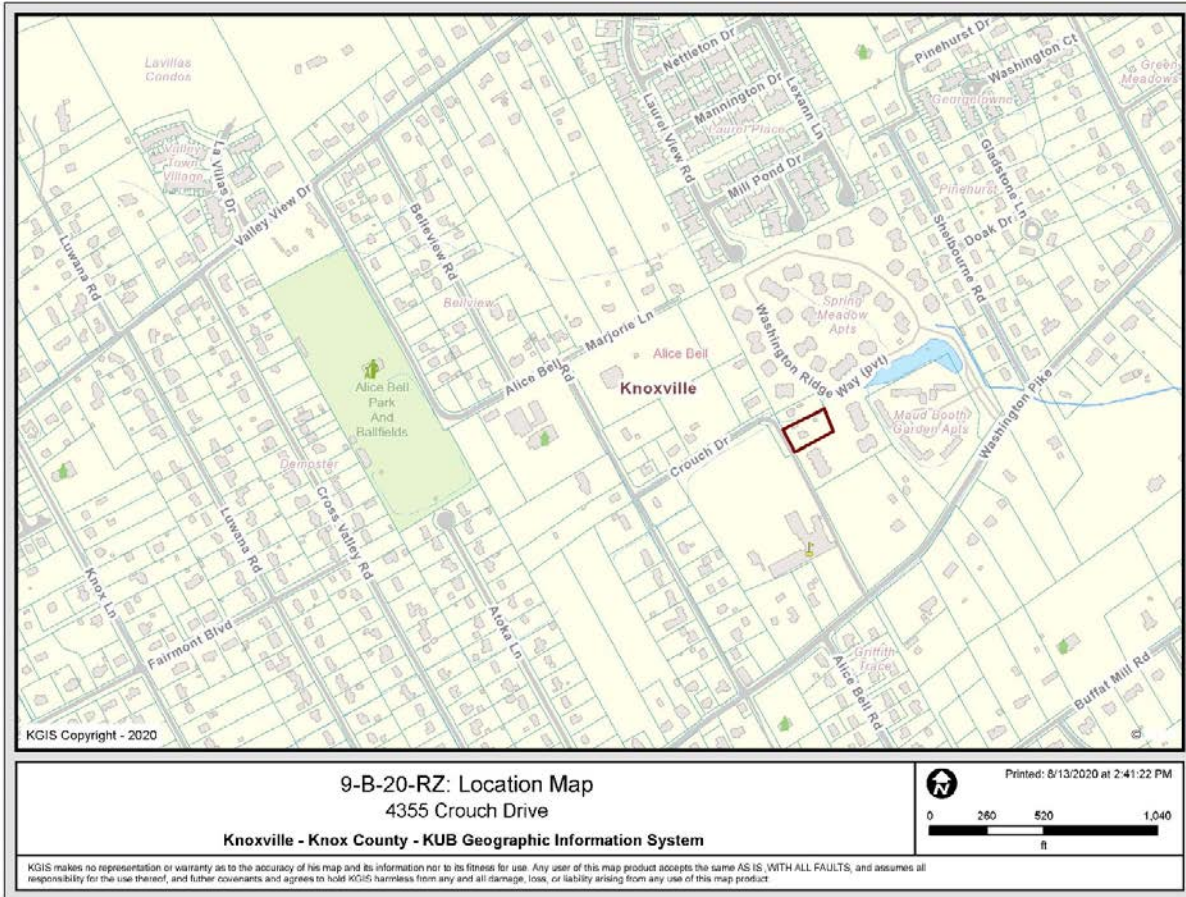
Revised:

Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902



10-G-20-RZ

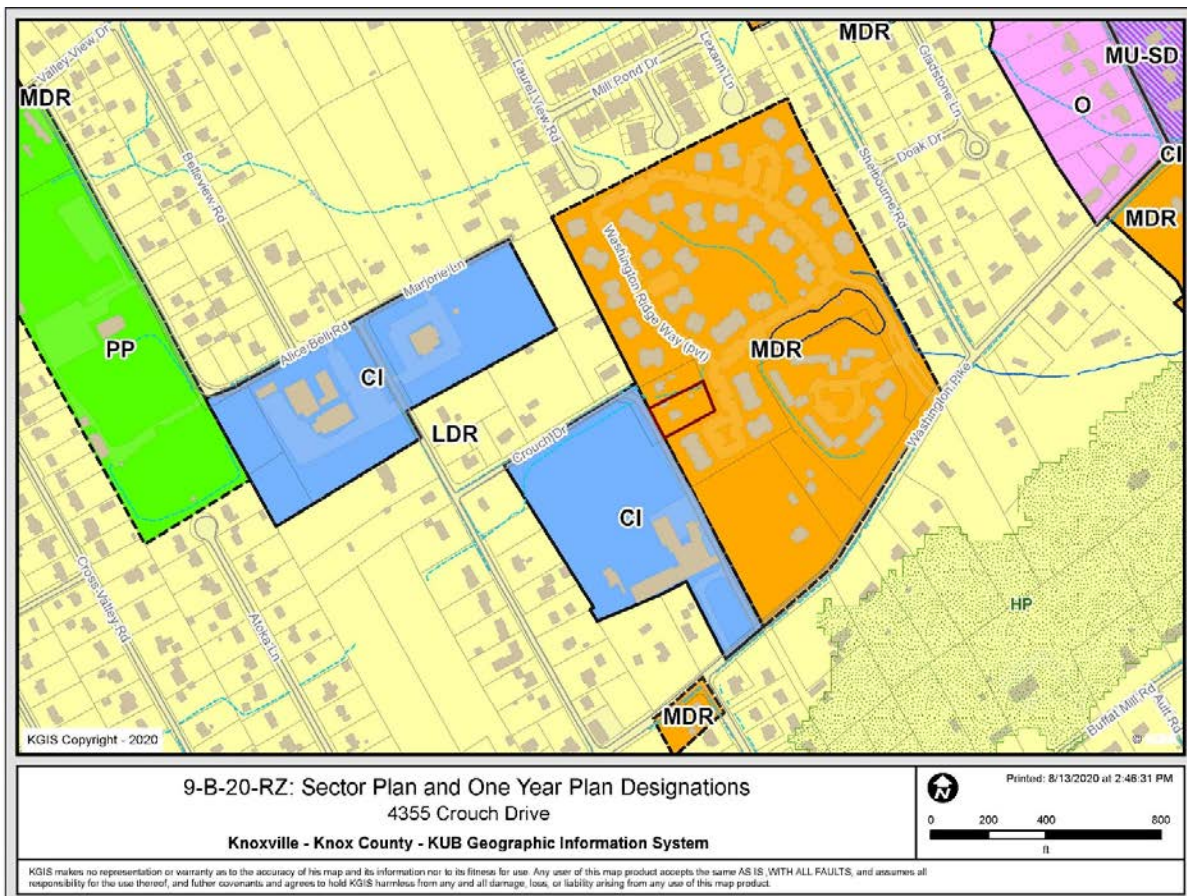
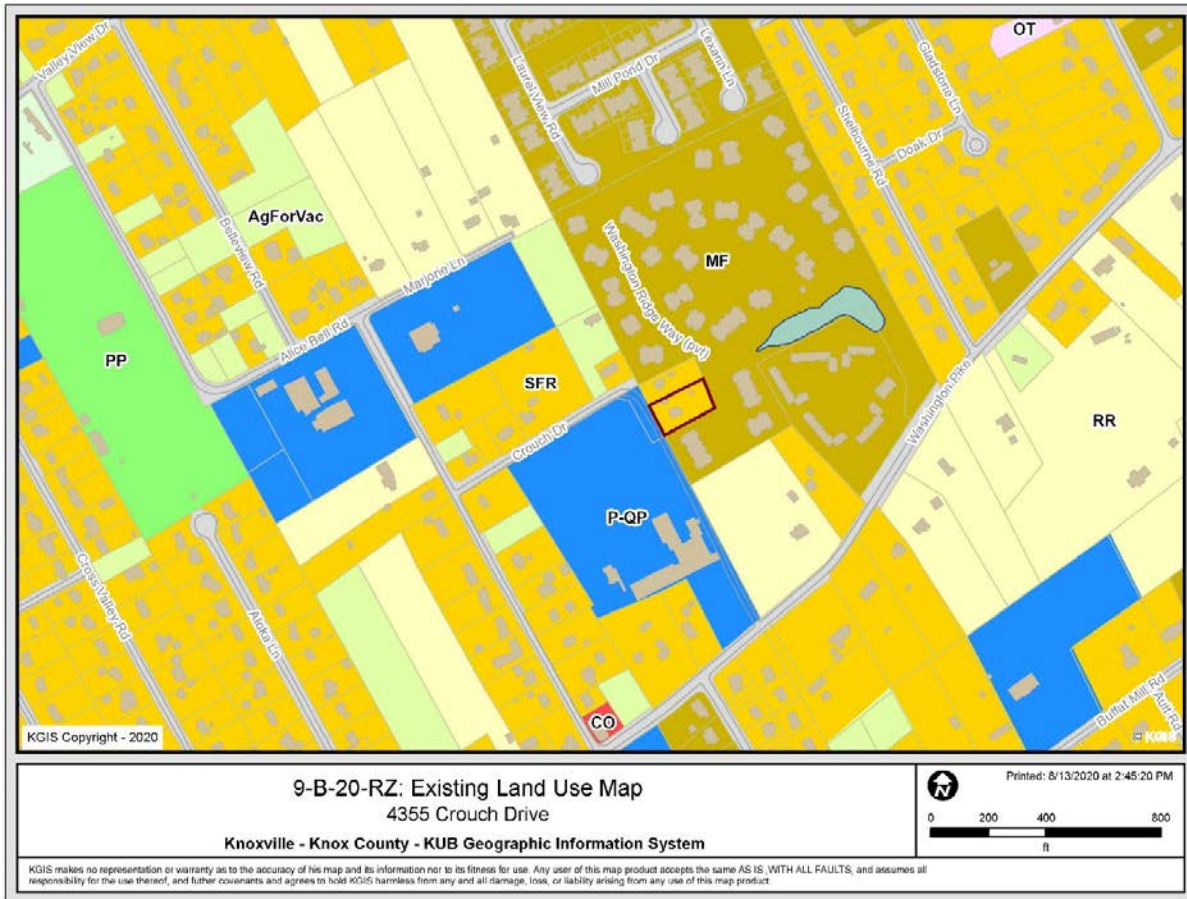
EXHIBIT A. Contextual Images





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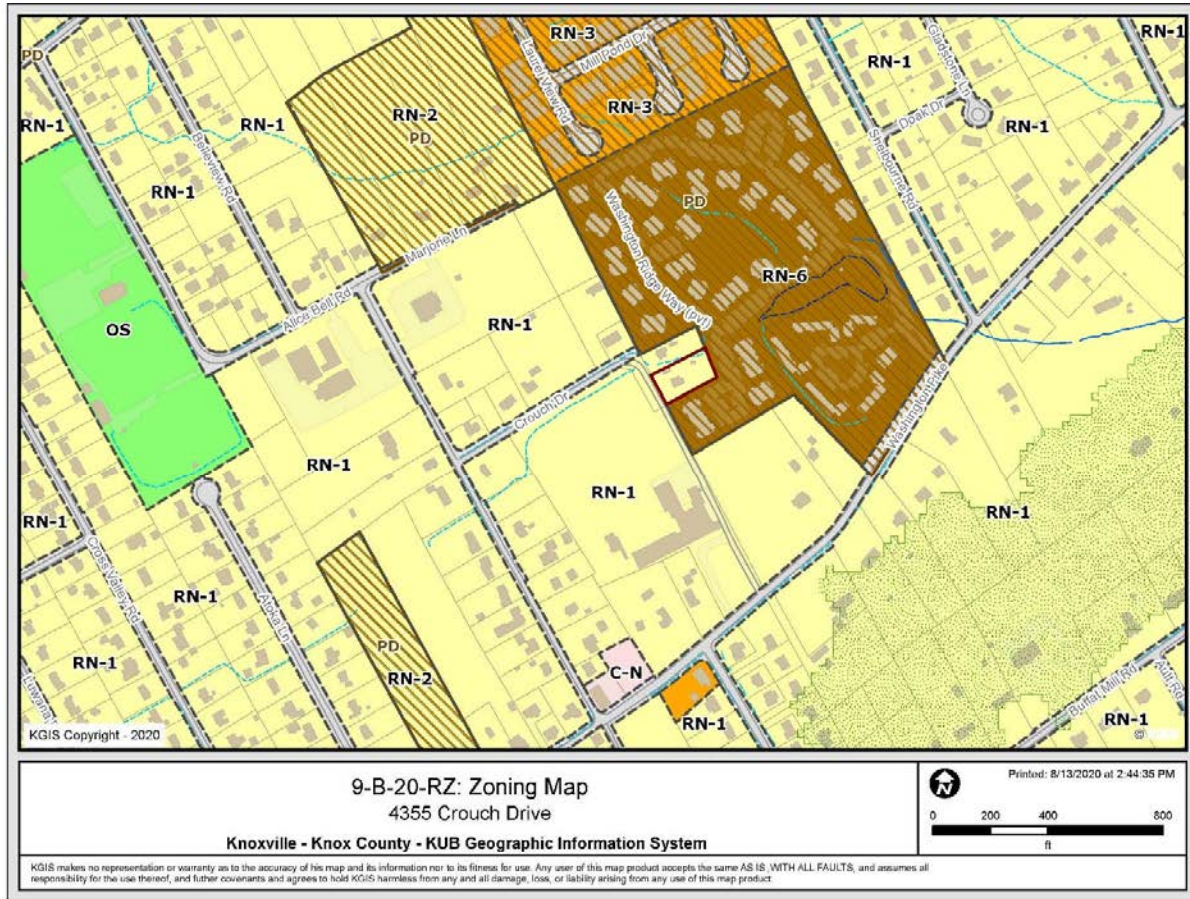
## EXHIBIT A. Contextual Images





# 10-G-20-RZ

## EXHIBIT A. Contextual Images





## DEVELOPMENT REQUEST

### DEVELOPMENT

- ☐ Development Plan  
☐ Planned Development  
☐ Use on Review / Special Use

### SUBDIVISION

- ☐ Concept Plan  
☐ Final Plat

### ZONING

- ☐ Plan Amendment  
☒ Rezoning

Cassidy Melhorn

Applicant Name	Affiliation
8-19-20	10-8-20
Date Filed	Meeting Date (if applicable)
	File Numbers(s)

## 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

Cassidy Melhorn

Volhomes, LLC

Name	Company
135 Baker Meadows Ln	Clinton TN 37716
Address	City
8657190221	cassidymelhorn@gmail.com
Phone	Email

## CURRENT PROPERTY INFO

Volhomes C/O Cassidy Melhorn	135 Baker Meadows Ln	8657190221
Owner Name (if different)	Owner Address	Owner Phone
3110 Greenway Dr Knoxville TN 37918	059PD038	
Property Address	Parcel ID	
South side of Greenway Dr between Josephine Rd & Hobbs St, East of N. Broadw	11,479 sq. ft.	
General Location	Tract Size	
District 4	RN1	
Jurisdiction (specify district above)	<input checked="" type="checkbox"/> City <input type="checkbox"/> County	Zoning District
North City	MDR	inside city limits
Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation
1 Family	N KUB	KUB
Existing Land Use	Septic (Y/N)	Sewer Provider
		Water Provider

# REQUEST

DEVELOPMENT	<input type="checkbox"/> Development Plan <input type="checkbox"/> Use on Review / Special Use <input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential	
	<input type="checkbox"/> Home Occupation (specify): _____	
	<input type="checkbox"/> Other (specify): _____	
SUBDIVISION	<input type="checkbox"/> Proposed Subdivision Name _____ Unit / Phase Number _____	
	<input type="checkbox"/> Parcel Change <input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel    Total Number of Lots Created: _____	
	<input type="checkbox"/> Other (specify): _____	
	<input type="checkbox"/> Attachments / Additional Requirements	
	<input checked="" type="checkbox"/> Zoning Change: <u>RN-3</u> Proposed Zoning	
ZONING	<input type="checkbox"/> Plan Amendment Change: _____ Proposed Plan Designation(s)	
	Proposed Density (units/acre) _____ Previous Rezoning Requests _____	
	<input type="checkbox"/> Other (specify): _____	

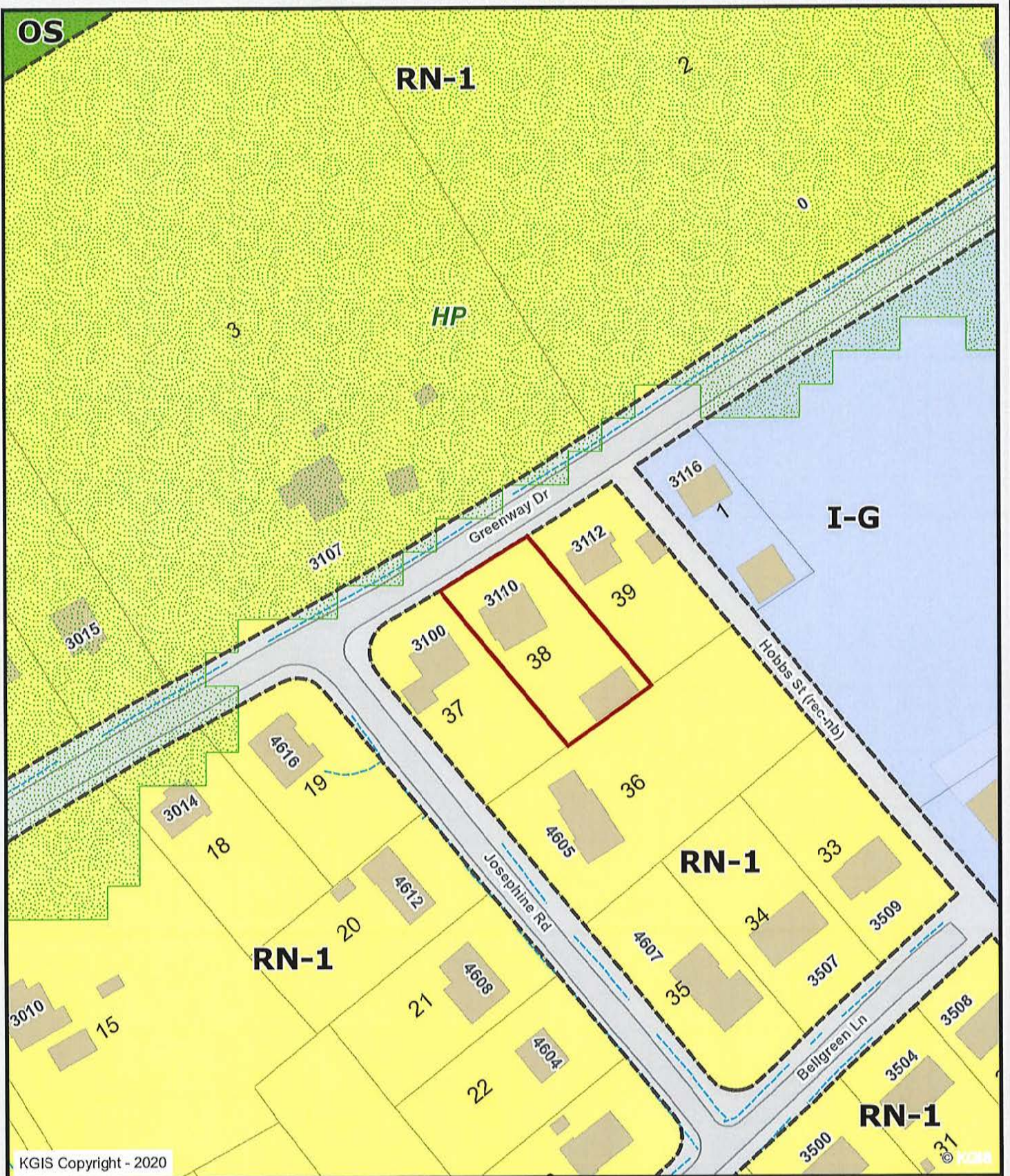
STAFF USE ONLY	<b>PLAT TYPE</b>		<b>FEE 1:</b>		<b>TOTAL:</b>
	<input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission		0324    600.00		
	<b>ATTACHMENTS</b>		<b>FEE 2:</b>		
	<input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request				
	<b>ADDITIONAL REQUIREMENTS</b>		<b>FEE 3:</b>		
	<input type="checkbox"/> Design Plan Certification ( <i>Final Plat only</i> )				
	<input type="checkbox"/> Use on Review / Special Use ( <i>Concept Plan only</i> )				
	<input type="checkbox"/> Traffic Impact Study				

## AUTHORIZATION

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

Cassidy Melhorn	<small>Digitally signed by Cassidy Melhorn Date: 2020.08.19 11:34:30 -04'00'</small>	Cassidy Melhorn	8-19-2020
Applicant Signature		Please Print	Date
865-719-0221		cassidymelhorn@gmail.com	
Phone Number		Email	
		Sherry Michienzi	8/19/2020
Staff Signature		Please Print	Date





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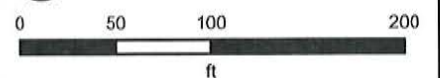
10-G-20-RZ  
Rezoning

Knoxville - Knox County - KUB Geographic Information System

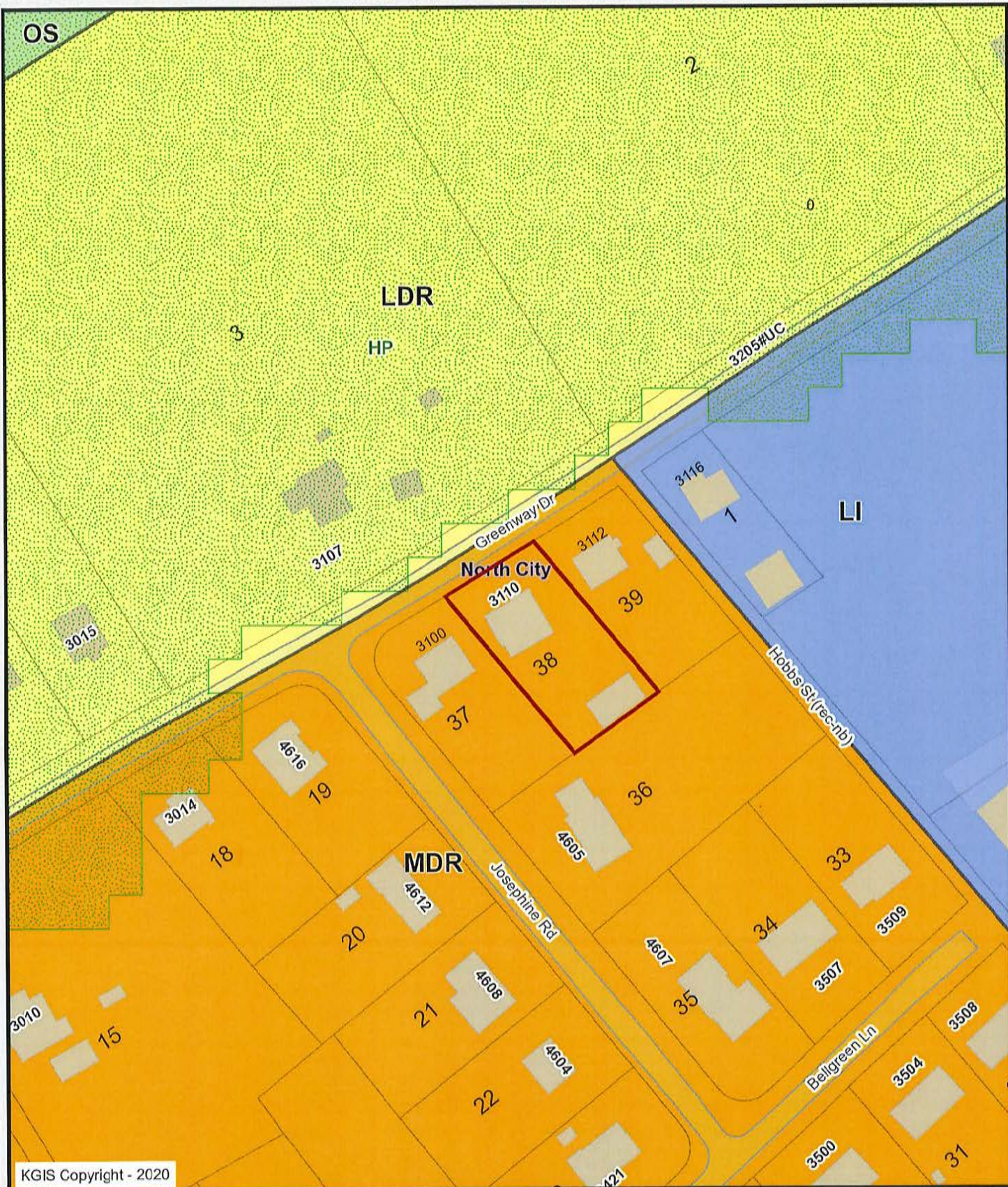
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10-G-20-RZ

Sector Plan

Knoxville - Knox County - KUB Geographic Information System

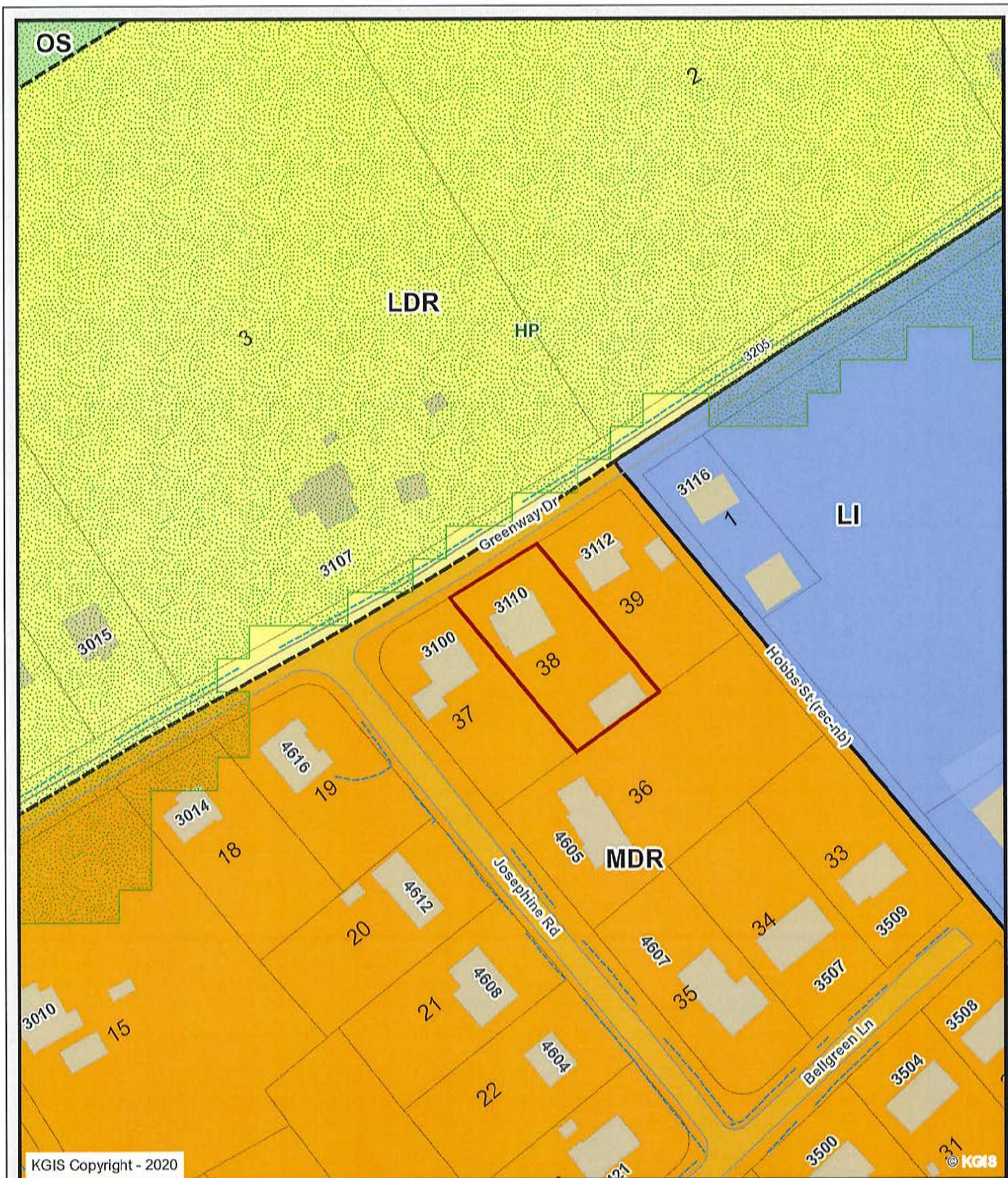


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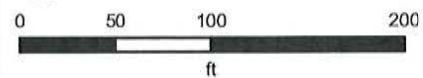
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One Year Plan

Knoxville - Knox County - KUB Geographic Information System



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