

REZONING REPORT

▶ **FILE #:** 11-G-21-RZ

AGENDA ITEM #: 19

AGENDA DATE: 11/10/2021

▶ **APPLICANT:** HL CONTAINER I LLC (KRISTI DUNLAP)

OWNER(S): Kristi Dunlap / HL Container I LLC

TAX ID NUMBER: 70 F F 00901

[View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS: 3600 Buffat Mill Rd.

▶ **LOCATION:** South side of Buffat Mill Road, east of Prosser Road

▶ **APPX. SIZE OF TRACT:** 4.51 acres

SECTOR PLAN: East City

GROWTH POLICY PLAN:

ACCESSIBILITY: Access is via Fountain Park Boulevard, a local road with 15-ft of pavement width within a 50-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Love Creek

▶ **PRESENT ZONING:** RN-1 (Single-Family Residential Neighborhood) & HP (Hillside Protection Overlay)

▶ **ZONING REQUESTED:** RN-2 (Single-Family Residential Neighborhood) & HP (Hillside Protection Overlay)

▶ **EXISTING LAND USE:** Agriculture/forestry/vacant



EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Single-family residential - RN-1 (Single-Family Residential)

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

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

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

NEIGHBORHOOD CONTEXT: This property is located in an area that is predominantly residential in character on small and medium sized lots.

STAFF RECOMMENDATION:

▶ **Deny RN-2 (Single-family Residential Neighborhood) zoning because the dimensional standards are not compatible with the existing development in the area.**

COMMENTS:

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.3, SUBSECTIONS 1-3:

THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (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. This proposed rezoning helps meet the demand for housing in areas accessible to new employment opportunities expected from the redevelopment of the former Knoxville Center Mall.

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

1. The RN-2 zone is intended to accommodate low density single-family residential development on relatively small lots with smaller setbacks. Two-family dwellings may also be allowed by special use approval.
2. However, the existing RN-1 zoning will also permit additional residential density in this area while remaining more in character with its surroundings. The RN-1 zone permits lot sizes of 10,000 sq. ft. and lot widths of 75-ft, while lot sizes in the surrounding neighborhood range from 20,000 sq. ft. to 16,000 sq. ft. and lot widths average 100-ft.

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. There are no other RN-2 zoned properties in the area; the minimum lot size of RN-1 is 10,000-sf, whereas the minimum lot size of RN-2 is 5,000-sf. The existing RN-1 zoning is more in character with the lot sizes and lot widths of the surrounding neighborhood.
2. Fountain Park Boulevard does not have sidewalks and is steep resulting in poor vehicle visibility. Rezoning this property to RN-2 will increase the volume of vehicles and may create hazardous conditions on this length of road.

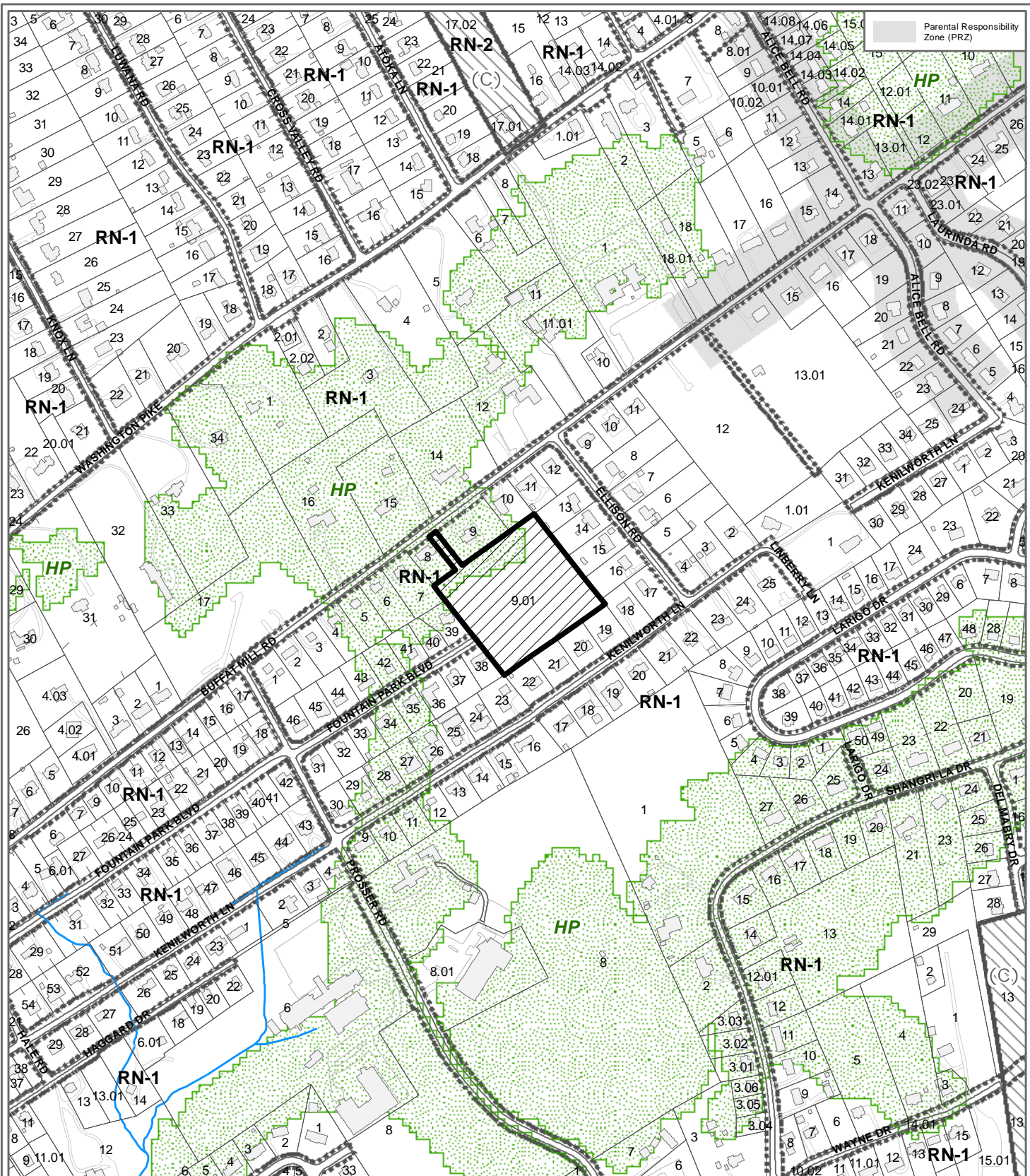
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The East City Sector Plan designates this parcel as LDR (Low-Density Residential) land use classification which allows consideration of RN-2 zoning.
2. The City of Knoxville Sidewalk Study does not identify Fountain Park Boulevard as a road that will undergo sidewalk improvements in the future.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 12/14/2021 and 1/11/2022. 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-G-21-RZ
REZONING**

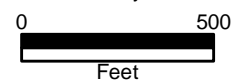
Petitioner: HL Container I LLC (Kristi Dunlap)

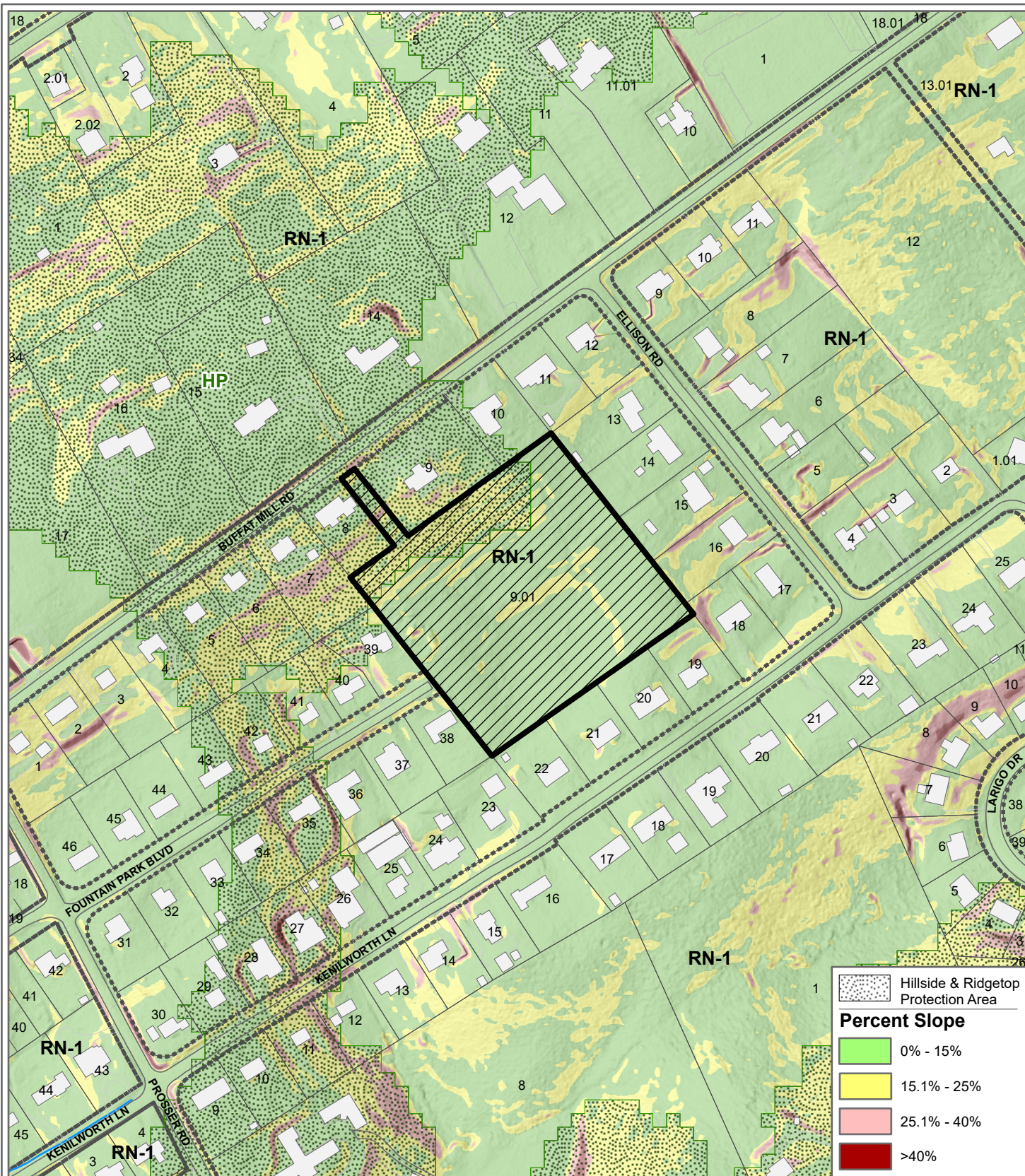


From: RN-1 (Single-Family Residential Neighborhood) & HP (Hillside Protection Overlay)
To: RN-2 (Single-Family Residential Neighborhood) & HP (Hillside Protection Overlay)

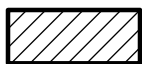
Map No: 70
Jurisdiction: City

Original Print Date: 10/13/2021 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902





**11-G-21-RZ
SLOPE ANALYSIS**

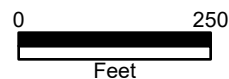


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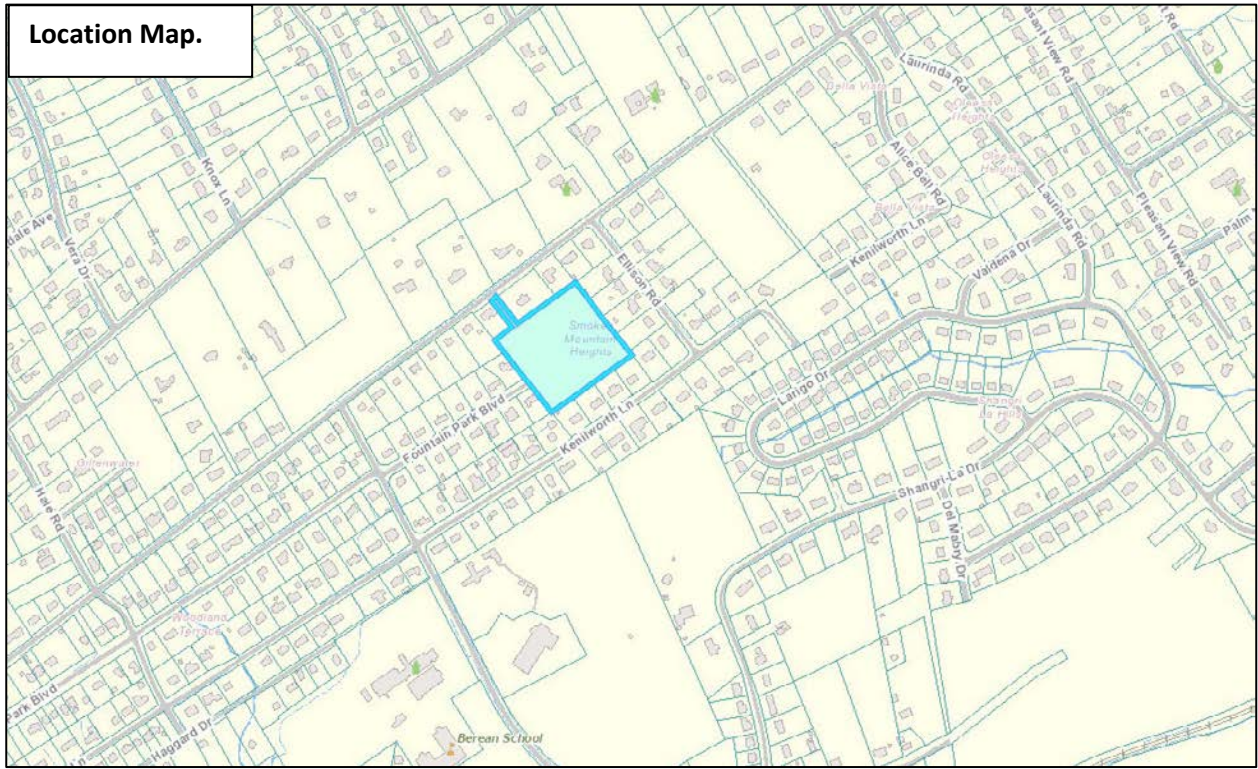
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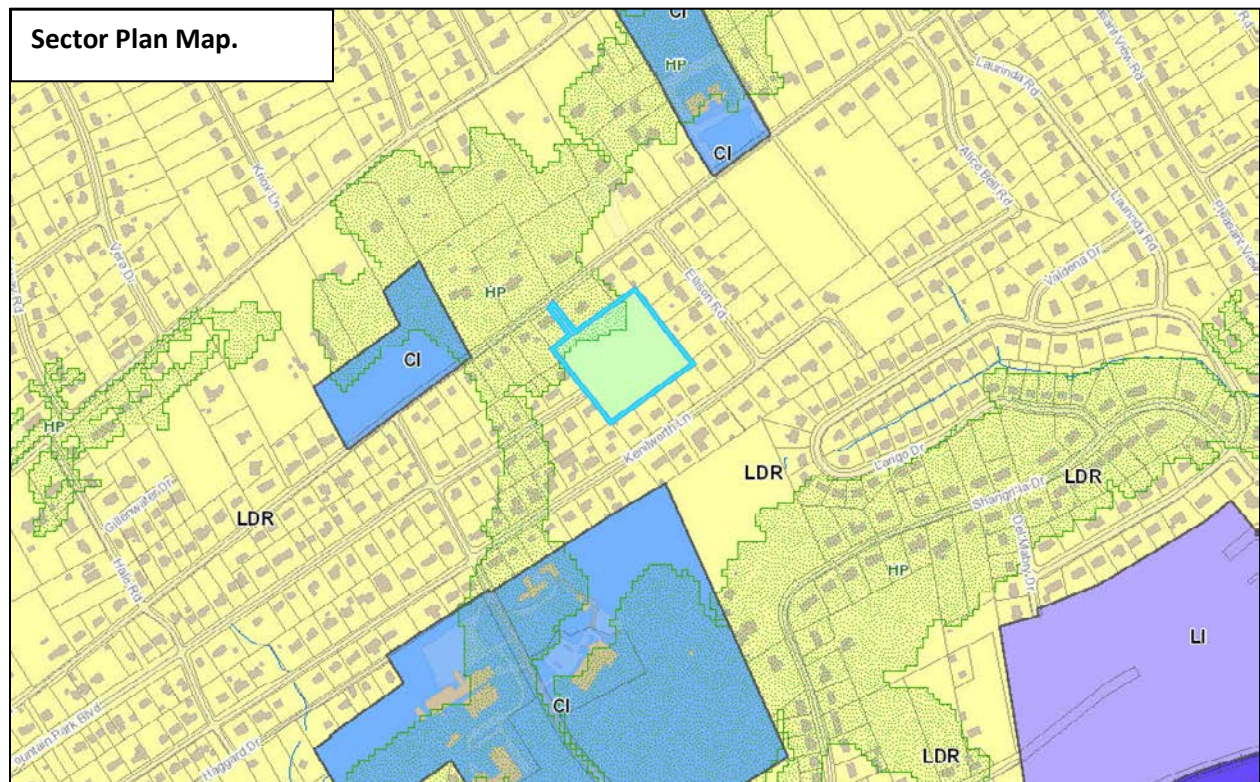
Slope Analysis
11-G-21-RZ

CATEGORY	ACRES	LAND DISTURBANCE FACTOR	ACRES OF DISTURBANCE
Non-Hillside (HP)	3.77	100%	3.77
0-15% Slope	0.23	100%	0.23
15-25% Slope	0.49	50%	0.25
25-40% Slope	0.01	20%	0.00
Greater than 40% Slope	0.00	10%	0.00
Subtotal: Sloped Land (Inside HP)	0.73		
Ridgetop:			
Total	4.50		4.246

11-G-21-RZ
EXHIBIT A. Contextual Images



11-G-21-RZ
EXHIBIT A. Contextual Images



11-G-21-RZ

EXHIBIT A. Contextual Images



Sign the application digitally (or print, sign, and scan).

Knoxville-Knox County Planning offices
OR email it to applications@knoxplanning.org

Reset Form



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

Applicant Name HL Container I LLC (Kristi Dunlap)

Affiliation owner/member

Date Filed 9/27/21

Meeting Date (if applicable) 11-10-21

File Number(s)
11-G-21-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

Name Kristi Dunlap

Company HL Container I LLC

Address 220 S. Peters Rd. Ste. 103

City Knoxville State TN ZIP 37923

Phone 865-740-2437

Email Kristi @ knoxville city living. com

CURRENT PROPERTY INFO

same

Owner Name (if different) _____ Owner Address _____ Owner Phone _____

Property Address 3600 Buffat Mill Rd. Knoxville, TN 37914 Parcel ID _____

070FF00901

Sewer Provider KOB

Water Provider KUB

Septic (Y/N) N

STAFF USE ONLY

General Location South side of Buffat Mill Rd east of Prosser Rd Tract Size 4.51 ac

City County Council District 4 Zoning District RN-1 / HP Overlay Existing Land Use Vacant Land

Planning Sector East City Sector Plan Land Use Classification LDR / HP Area Growth Policy Plan Designation N/A (within City limits)

DEVELOPMENT REQUEST

Development Plan Use on Review / Special Use Hillside Protection COA
 Residential Non-Residential
 Home Occupation (specify) _____

Related City Permit Number(s)

Other (specify) _____

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Related Rezoning File Number

Unit / Phase Number Combine Parcels Divide Parcel Total Number of Lots Created _____

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

This will be an affordable housing project with homes ranging \$150,000 & below which we know our city needs.

Zoning Change

RN-2 & HP
Proposed Zoning

Pending Plat File Number

Plan Amendment Change

Proposed Plan Designation(s)

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		Total
0324	\$600.00	\$600.00
Fee 2		
Fee 3		

AUTHORIZATION

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

Kristi Dunlap
Applicant Signature

Kristi Dunlap
Please Print

9-27-21
Date

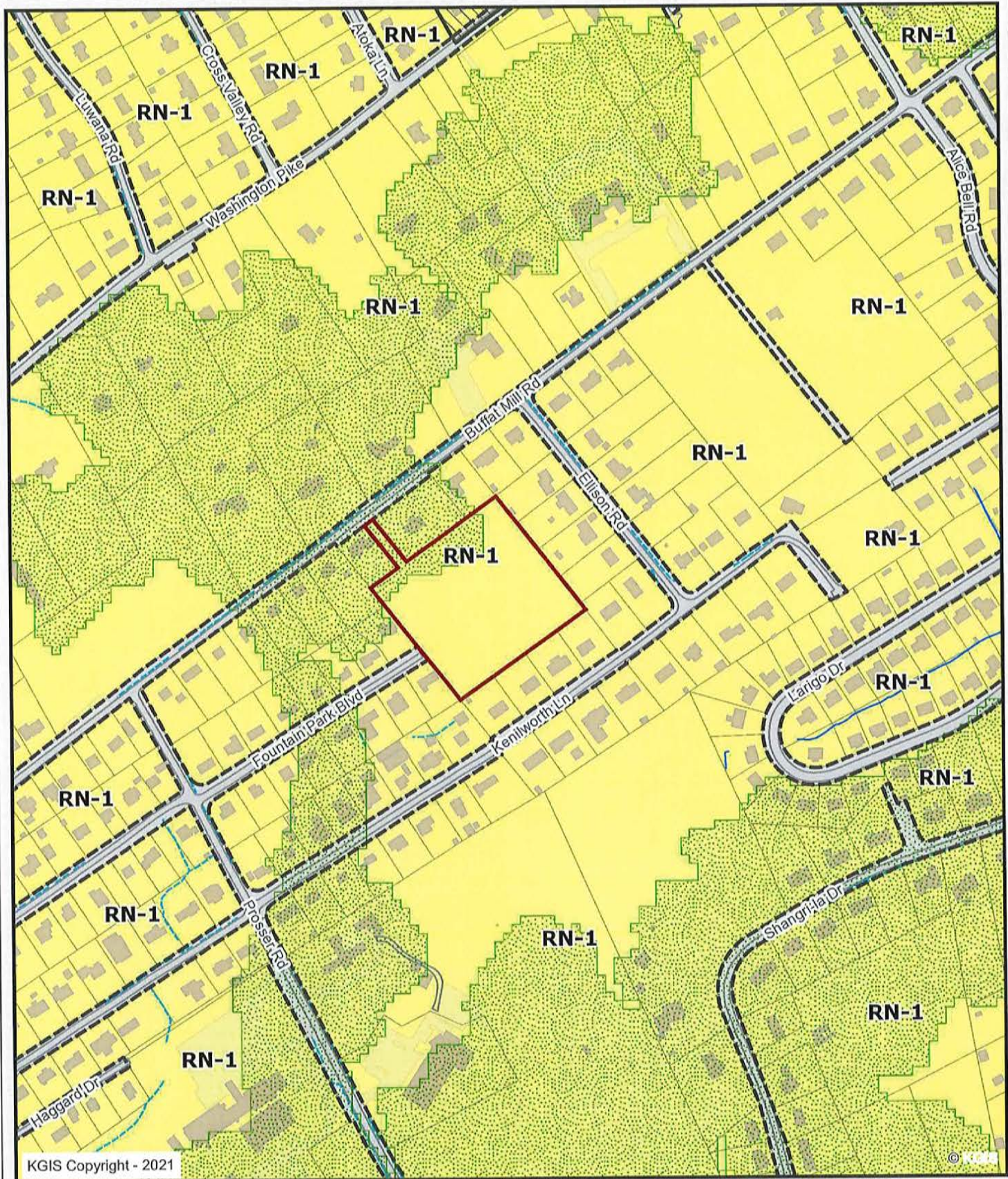
865-740-2437
Phone Number

Kristi@knoxillecityliving.com
Email

Michelle Portier
Staff Signature

Michelle Portier
Please Print

9/27/2021 **swm 9/28/21**
Date

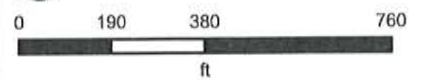


Zoning

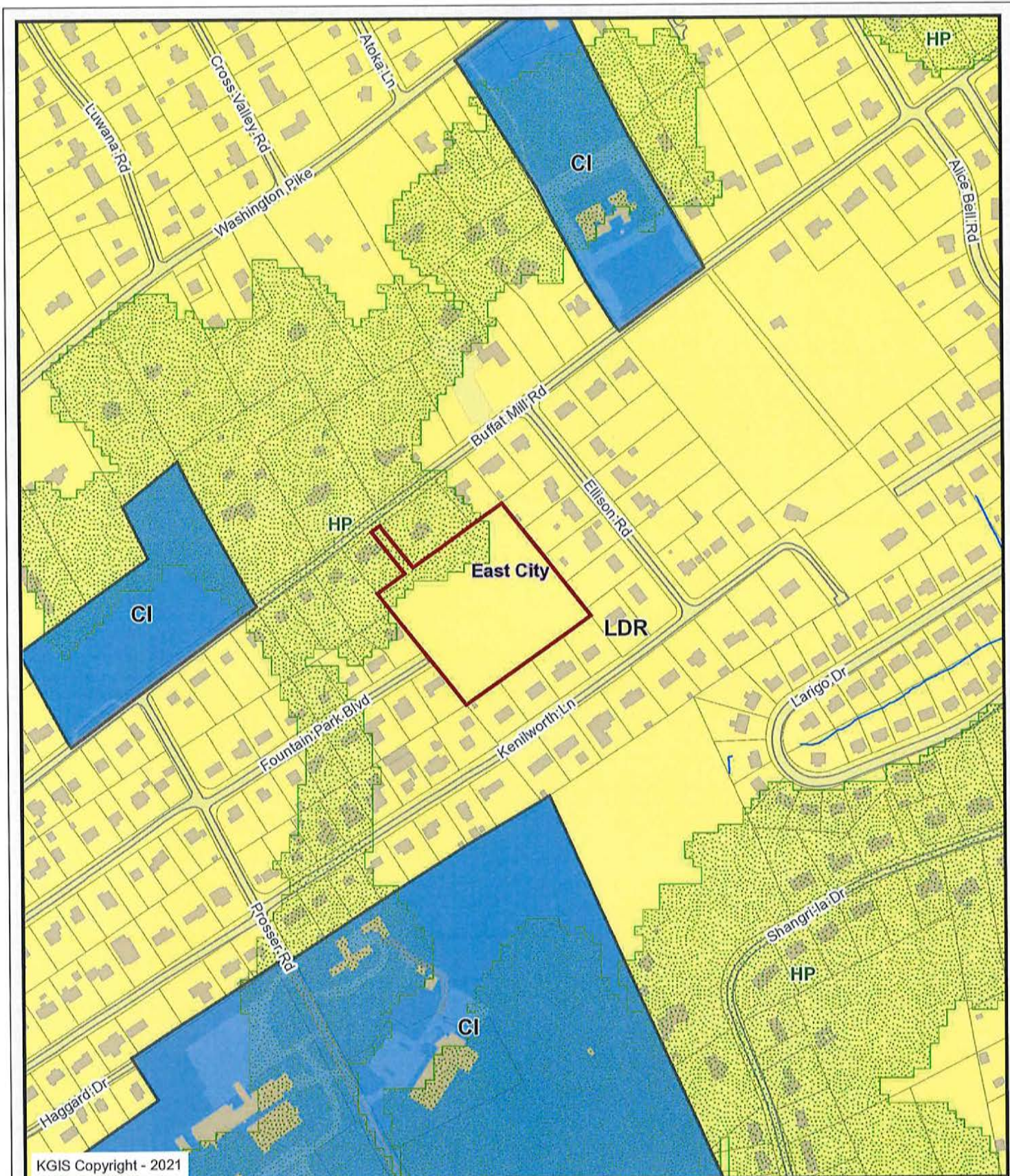
Knoxville - Knox County - KUB Geographic Information System



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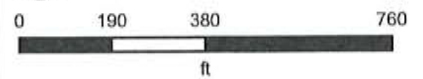


Sector Plan

Knoxville - Knox County - KUB Geographic Information System

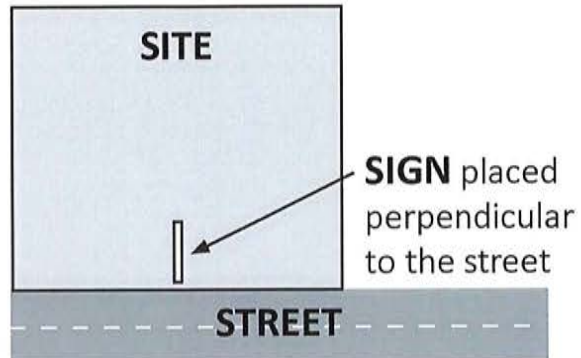


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The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

TIMING

The sign(s) must be posted **not less than 12 days prior to the scheduled Planning Commission public hearing** and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

Oct 26th and Nov 11th
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: HL Container 1, LLC
 Date: 9/28/21
 File Number: 8-G-21-RZ

Sign posted by Staff
 Sign posted by Applicant