

# REZONING REPORT

► **FILE #:** 4-P-22-RZ

**AGENDA ITEM #:** 23

**AGENDA DATE:** 4/14/2022

► **APPLICANT:** JOSHUA D. WRIGHT

OWNER(S): Lakeside Company, Inc.

TAX ID NUMBER: 95 O D 00603

[View map on KGIS](#)

JURISDICTION: City Council District 1

STREET ADDRESS: 2429 Anita Dr.

► **LOCATION:** North side of Anita Dr, east side of Cottrell St.

► **APPX. SIZE OF TRACT:** 5.9 acres

SECTOR PLAN: South City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access to this property is near the James White Parkway via Anita Dr. a minor arterial road with a 50 ft pavement width.

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)

► **ZONING REQUESTED:** RN-4 (General Residential Neighborhood) & HP (Hillside Protection Overlay)

► **EXISTING LAND USE:** Single family dwelling and undeveloped land.

►

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Commercial - SW-2 (South Waterfront Form District)

South: James White Parkway, Agriculture/forestry/vacant - RN-5 (General Residential Neighborhood)

East: Undeveloped - SW-2 (South Waterfront Form District)

West: James White Parkway, single family residential - RN-2 (Single Family Residential)

NEIGHBORHOOD CONTEXT: This area is comprised primarily of undeveloped forested land with commercial development located to the north along the Tennessee River.

## STAFF RECOMMENDATION:

► **Approve RN-4 (General Residential Neighborhood) / HP (Hillside Protection Overlay) zoning because it is consistent with the sector plan.**

## COMMENTS:

CONTEXT:

This property is located adjacent to the South Waterfront mixed use district. There is an existing rail line, and steep hillside that separates this property from this the SW form district. The James White Parkway is approximately 500 ft to the west and provides access to downtown Knoxville approximately 2 miles away. This property wraps around the Simpson Cemetery located at 2437 Anita Dr. which has existed in south Knoxville for decades. In addition, this property is within a 660 ft buffer of a Colonial Pipeline Co pipeline.

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 GENERALLY:

1. Sidewalks along Island Home Ave have been improved to connect to the South Waterfront Greenway through this area, and the greenway is extended near this area to Sutree Landing Park, as identified in the City of Knoxville's Capital Improvement Projects.
2. Waterfront Drive has undergone a second phase of roadway improvements including the construction of drainage systems, curb lines, sidewalks, and public utilities as identified in the City of Knoxville's Capital Improvement Program.
3. In 2015, an additional 134 residential units were constructed within 700-ft of this property.

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

1. The RN-4 zoning district is 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 zoning 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.

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 located within the HP Overlay District. A slope analysis was completed that identifies a maximum disturbance area of 2.13 acres of the total 5.94 acres. The 1.3 areas of 0-15% grade are easily accessible near the entrance of the property. Because of this, it is not anticipated that development would occur on steep grades and therefore it is unlikely that any adverse effects would result from this amendment.
2. RN-4 zoning is consistent with the existing sector plan land use classification of MDR, and is not likely to cause any adverse effects to this area.

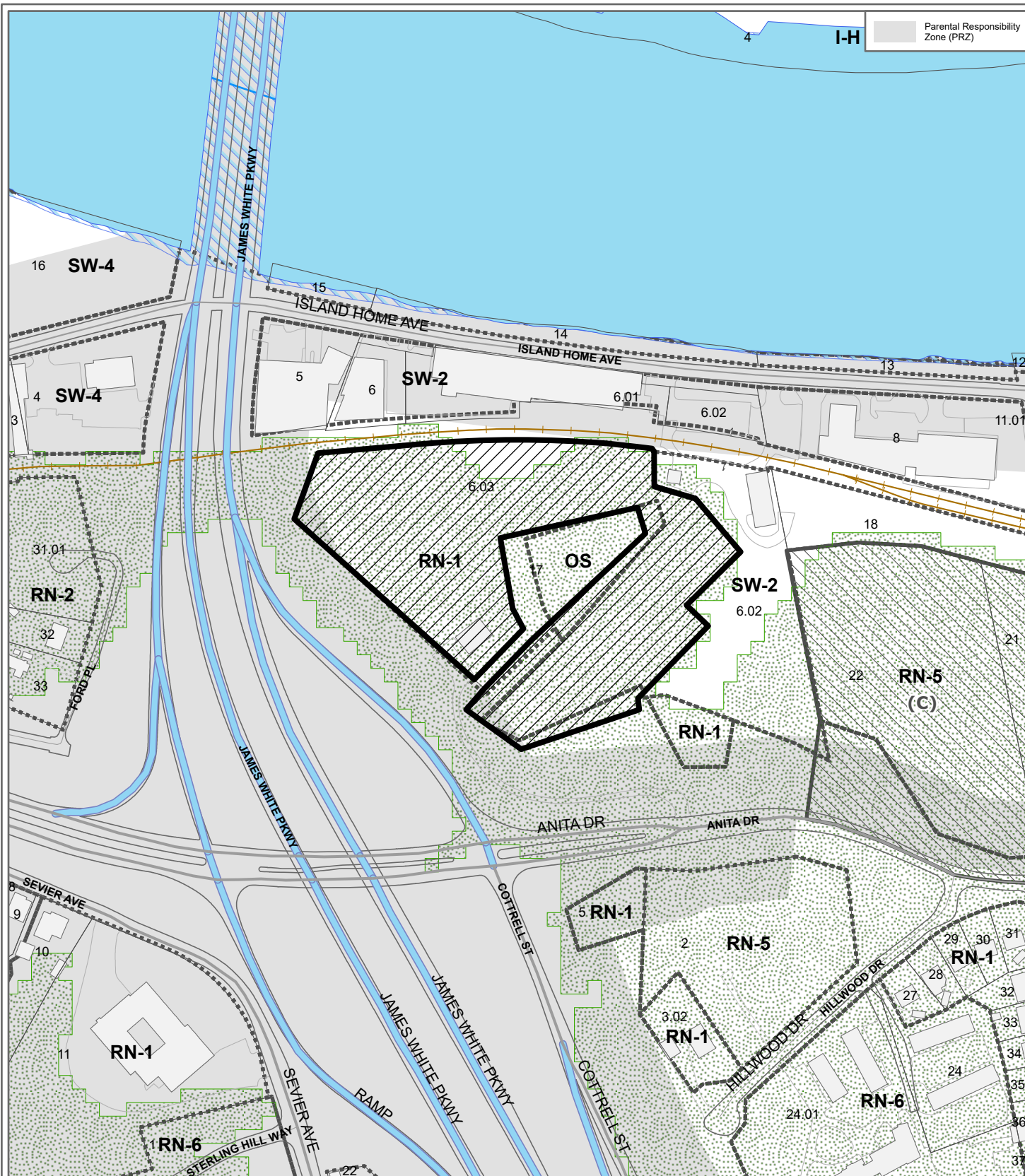
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The requested zoning is in compliance with all adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 5/17/2022 and 5/31/2022. 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.



### 4-P-22-RZ REZONING

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

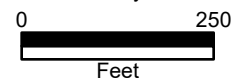
To: RN-4 (General Residential Neighborhood)



Petitioner: Wright, Joshua D.

Map No: 95

Jurisdiction: City

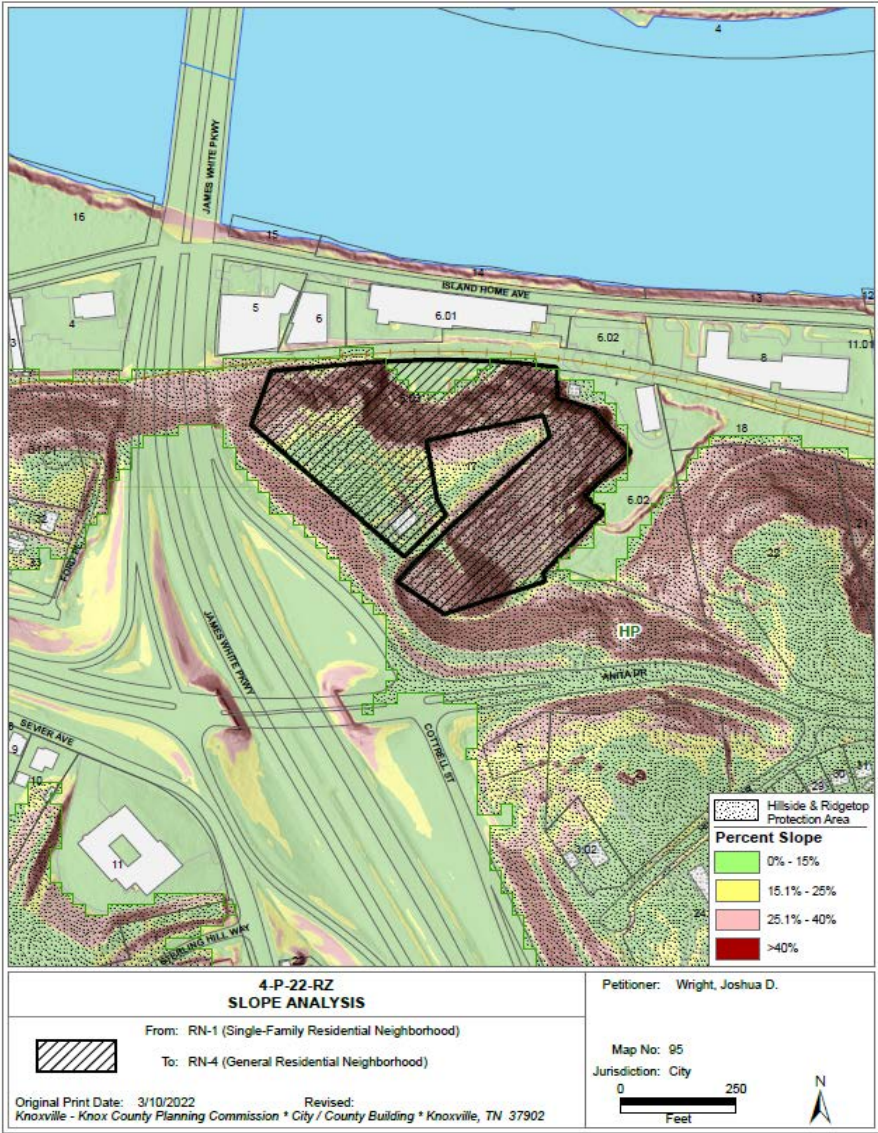


Original Print Date: 3/7/2022

Revised:

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

CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Non-Hillside	0.27	100%	0.27
0-15% Slope	1.03	100%	1.03
15-25% Slope	0.55	50%	0.28
25-40% Slope	1.51	20%	0.30
Greater than 40% Slope	2.59	10%	0.26
Ridgetops	0		
Subtotal: Sloped Land	5.68	Recommended disturbance budget within Hillside Protection Area (acres)	
			1.9
Total Acreage	5.95		2.14

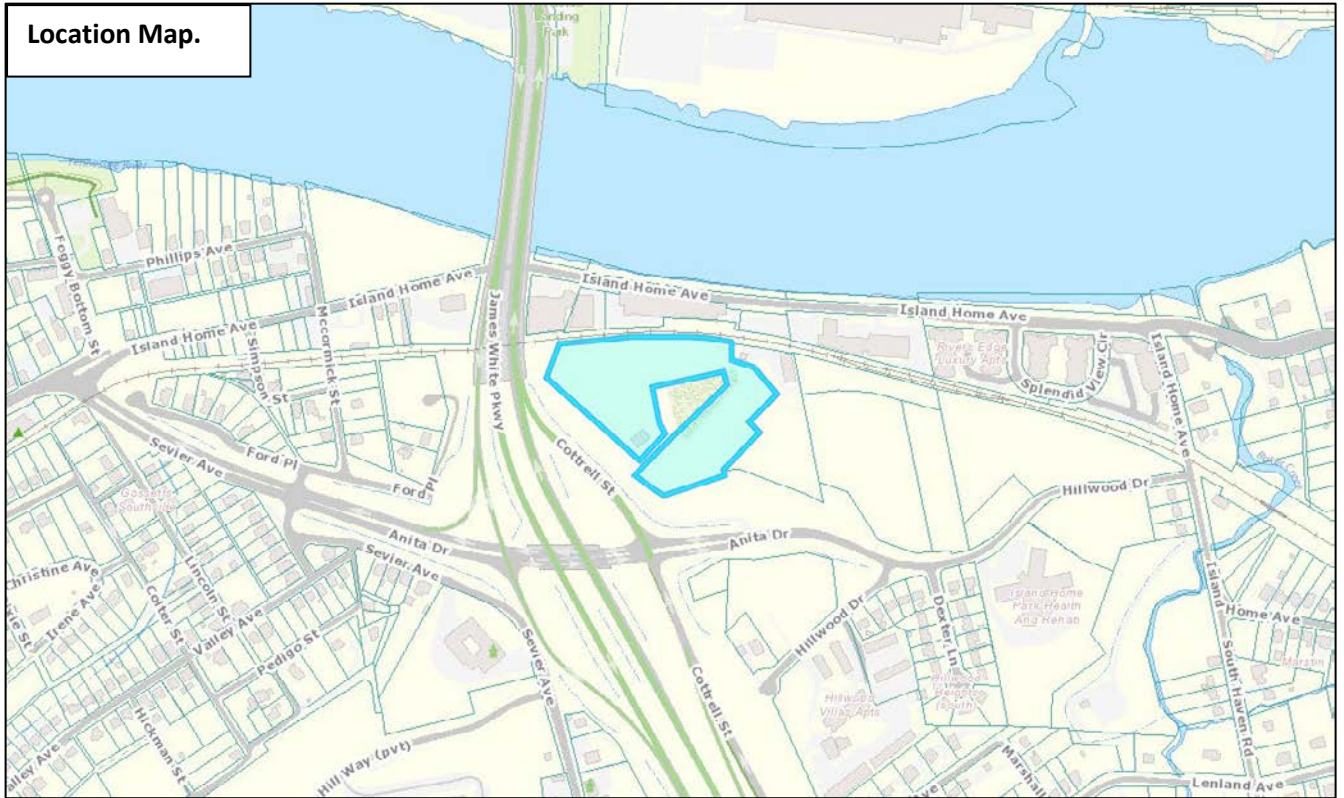




4-P-22-RZ

## EXHIBIT A. Contextual Images

Location Map.

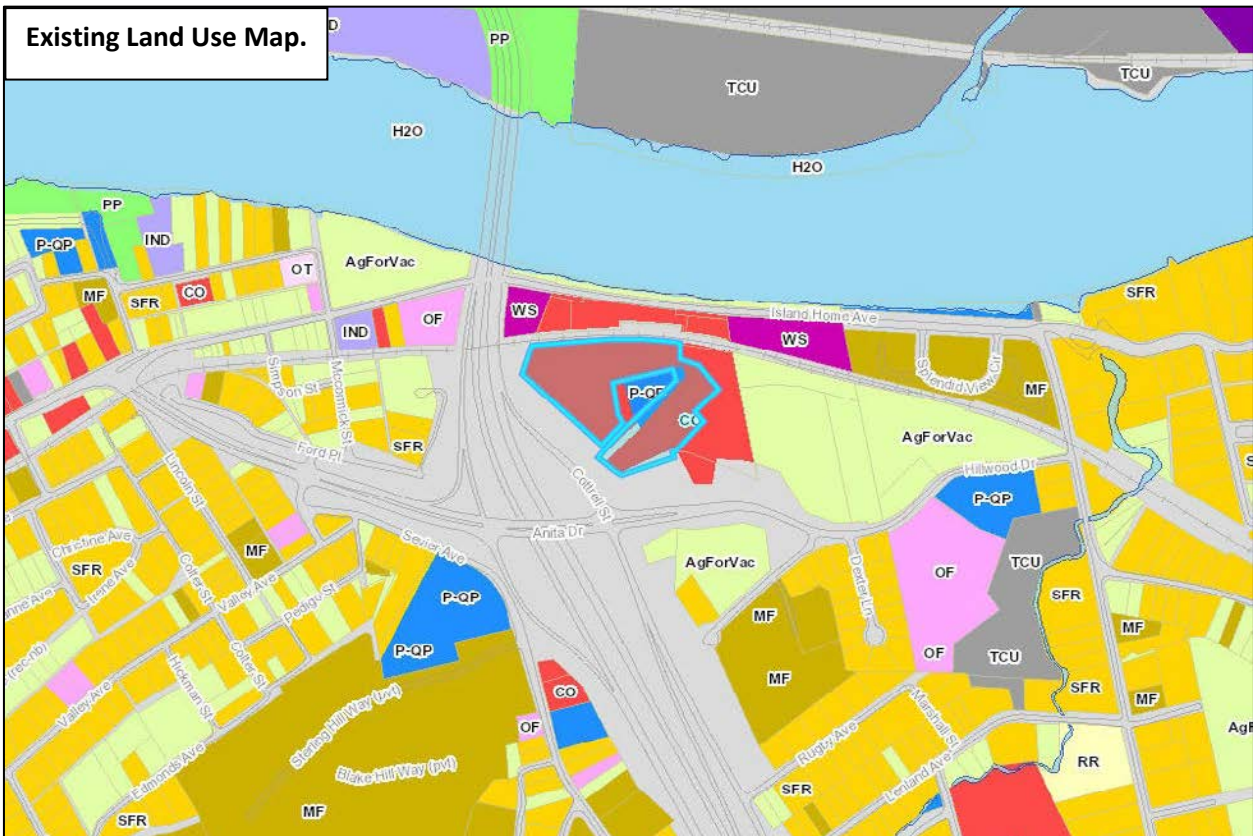
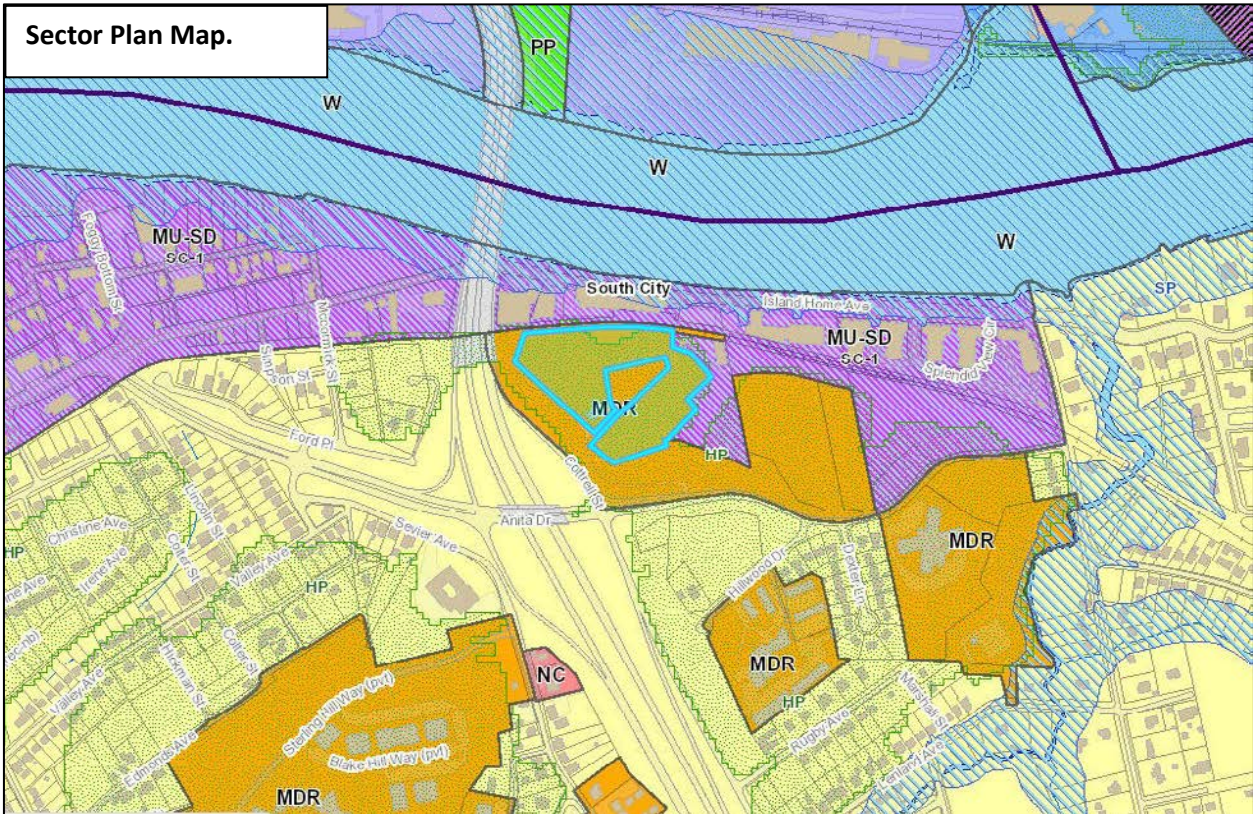


Aerial Map.





EXHIBIT A. Contextual Images





4-P-22-RZ

EXHIBIT A. Contextual Images

Eagle eye view





# 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

Joshua D. Wright

Option Holder

Applicant Name

Affiliation

2022/02/24

4/14/2022

Date Filed

Meeting Date (if applicable)

File Number(s)

4-P-22-RZ

## CORRESPONDENCE

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

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

Joshua D. Wright

Wright Makers LLC

Name

Company

608 West Hill Ave. #401

Knoxville

TN

37902

Address

City

State

ZIP

901.786.8946

josh@architectswright.com

Phone

Email

## CURRENT PROPERTY INFO

Lakeside Co. Inc.

1536 Island Home Ave Knoxville, TN 37920

865 577 1648

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

2425  
2429 Anita Drive

0950D00603

Property Address

Parcel ID

KUB

KUB

Y

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

North side of Anita Drive, East side of Cottrell Street

5.9 ac +/-  
Tract Size

General Location

☐ City ☒ County  
1st District

RN-1  
Zoning District

CO  
Existing Land Use

South City  
Planning Sector

MDR  
Sector Plan Land Use Classification

CITY  
Growth Policy Plan Designation

November 22, 2021



**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-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

0325

\$895.00

Total

Fee 2

Fee 3

\$895.00

**AUTHORIZATION**

Joshua Wright

Digitally signed by Joshua Wright  
DN: C=US, E=josh@architectswright.com, CN=Joshua Wright  
Date: 2022.02.24 15:43:08-05'00'

Joshua D. Wright

2022/02/24

Applicant Signature

Please Print

Date

901.786.8946

josh@architectswright.com

Phone Number

Email

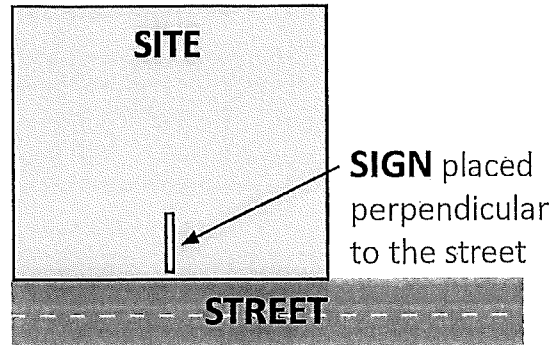
Property Owner Signature

Please Print

Date

MARK ADAMS  
J.L. NORTON2022/02/24  
2022/2/24

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:*

March 30, 2022 and April 15, 2022  
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Joshua Wright  
 Date: 2/28  
 File Number: 4-P-22-RZ



Sign posted by Staff



Sign posted by Applicant