

REZONING REPORT

► **FILE #:** 4-W-22-RZ

AGENDA ITEM #: 30

AGENDA DATE: 4/14/2022

► **APPLICANT:** MATTHEW JORDAN

OWNER(S): Susannah's House, Inc

TAX ID NUMBER: 94 C L 019, 020 & 021

[View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 945 & 0 Dameron Avenue

► **LOCATION:** North side of Dameron Avenue, due east of Boyd Street

► **APPX. SIZE OF TRACT:** 0.67 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Dameron Ave., a local street with 24-ft of pavement width within 70-ft of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

► **PRESENT ZONING:** RN-2 (Single-Family Residential Neighborhood)

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

► **EXISTING LAND USE:** Vacant land

►
EXTENSION OF ZONE: Yes, RN-4 zoning to the east

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Public-quasi public - I-H (Heavy Industrial)

South: Single family residential - RN-2 (Single-Family Residential)

East: Public-quasi public - RN-4 (General Residential Neighborhood)

West: Single family residential - RN-2 (Single-Family Residential Neighborhood)

NEIGHBORHOOD CONTEXT: The subject property is located south of the City of Knoxville solid waste transfer station in the southwest quadrant of the Baxter Avenue interchange with I-275. The surrounding neighborhood contains a mix of single family, multi family, office, and commercial development.

STAFF RECOMMENDATION:

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

COMMENTS:

During 2021, Susannah's House, Inc. submitted a special use application (9-A-21-SU) and was approved for the use of a two-family dwelling located at 945 & 0 Dameron Ave. Susannah's House INC wishes to continue development along Dameron Ave, however they wish to rezone the subject properties from RN-2 and develop

under the standards of the RN-4 zone.

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. This area west of I-275 is designated TDR (Traditional Neighborhood Development) on the sector plan and one year plan which allows densities in the range of 4-8 du/ac and is intended for a mix of attached and detached houses on smaller lots. The subject property is also within the Parental Responsibility Zone of Maynard Elementary, and is approximately 1,500 ft from two bus routes.

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.

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. The subject property backs onto the City of Knoxville solid waste transfer station; however, it is separated from the solid waste portion of the site by a City of Knoxville Department of Engineering facility. There is existing RN-4 zoning to the east that is directly adjacent to the subject property. It is not anticipated that the addition of additional RN-4 along Dameron Ave will cause any adverse effect to the surrounding properties.

2. The area is a mix of single-family residential and some multi-family residential uses in the area and is shown on the sector plan and one year plan as TDR which allows consideration of the RN-4 zone district.

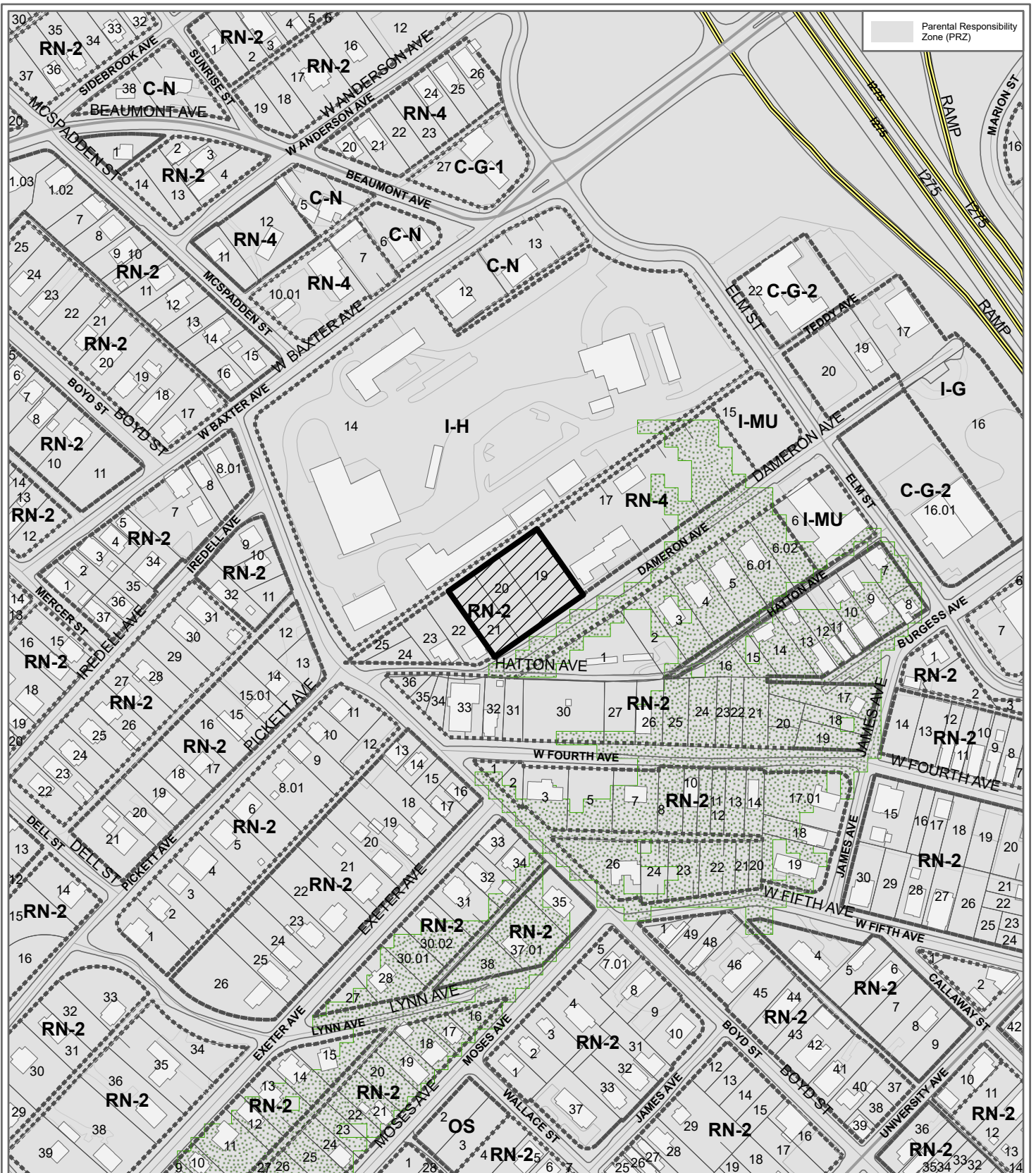
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The proposed amendment is consistent with all adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

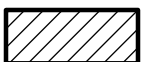
If approved, this item will be forwarded to Knoxville City Council for action on 5/17/2022 and 5/31/2022. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



4-W-22-RZ REZONING

From: RN-2 (Single-Family Residential Neighborhood)

To: RN-4 (General Residential Neighborhood)



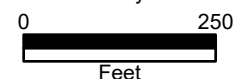
Original Print Date: 3/7/2022
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Jordan, Matthew

Map No: 94

Jurisdiction: City



4-W-22-RZ

EXHIBIT A. Contextual Images

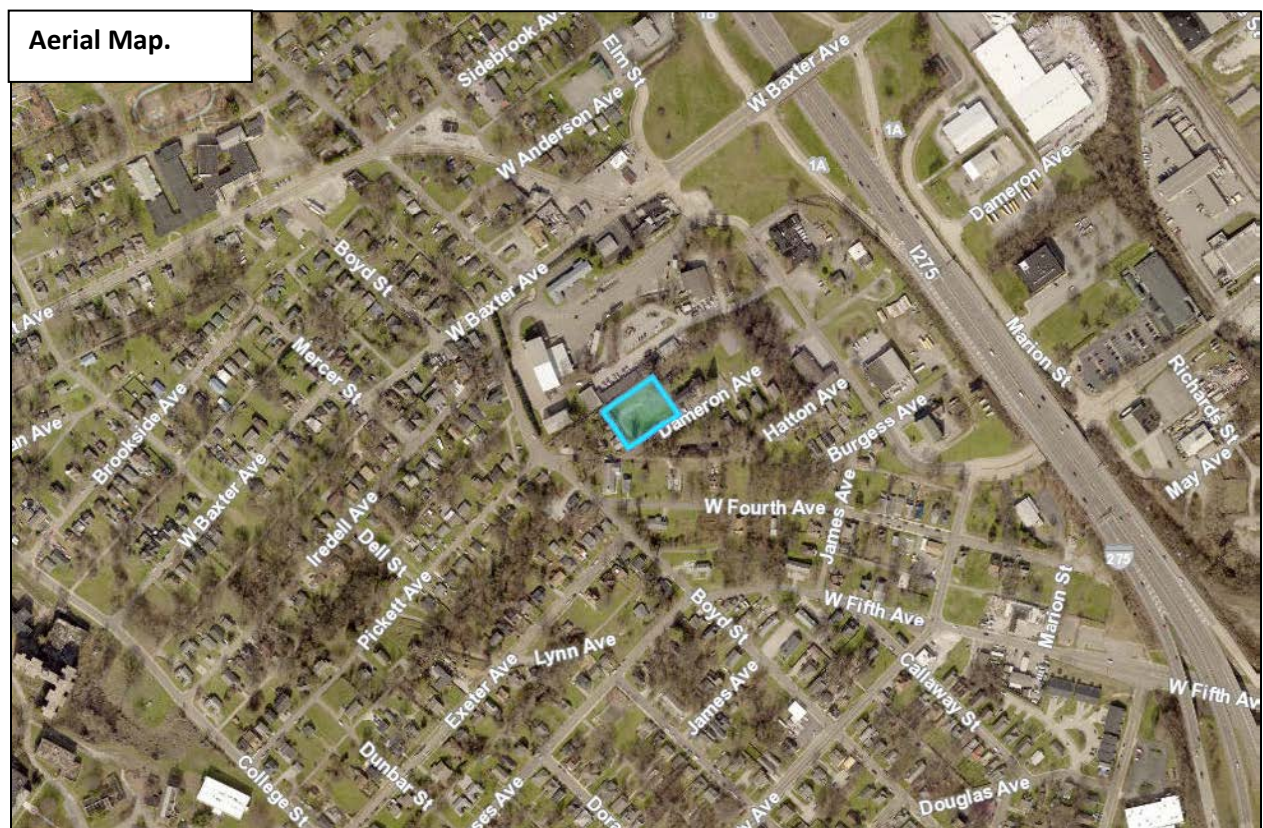
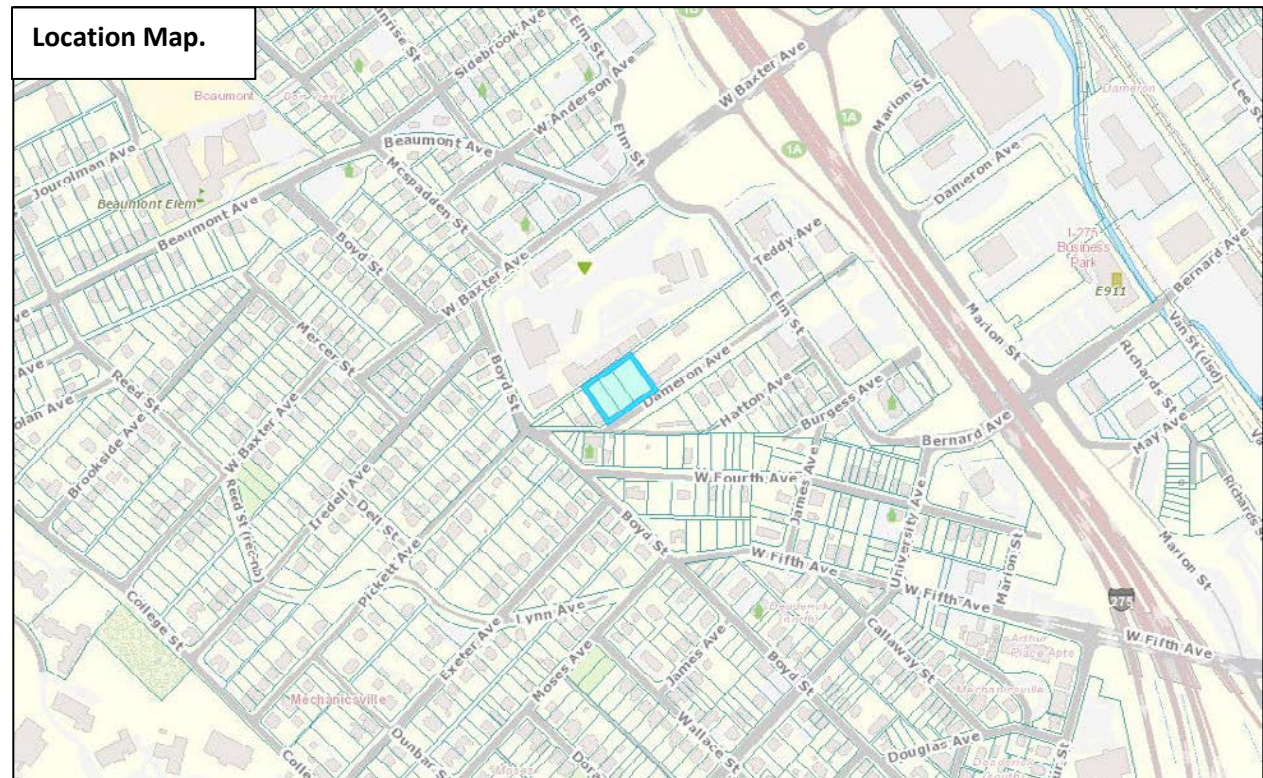
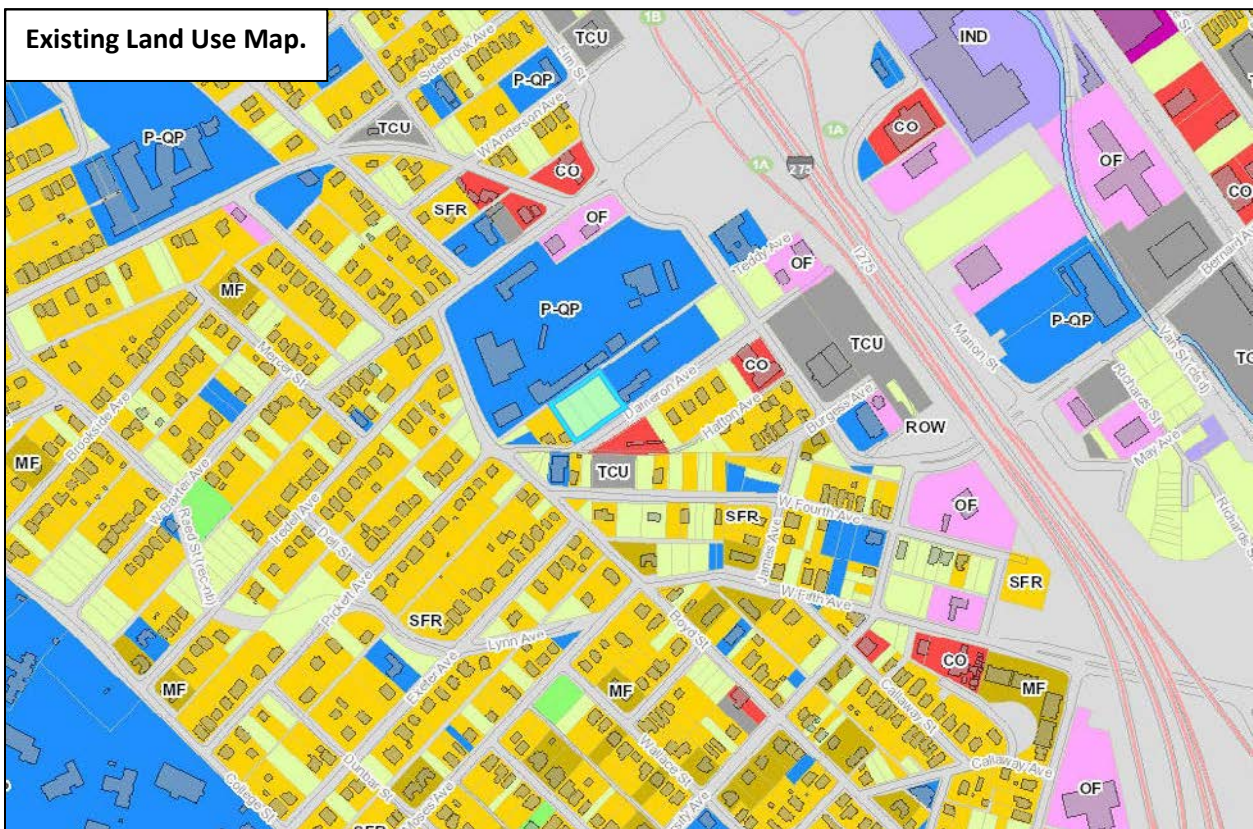


EXHIBIT A. Contextual Images



4-W-22-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

Matthew Jordan

Architect

Applicant Name

Affiliation

March 2, 2022

April 14, 2022

Date Filed

Meeting Date (if applicable)

File Number(s)

4-W-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

Matthew Jordan

BarberMcMurry Architects

Name

Company

505 Market St Suite 300

Knoxville

TN

37902

Address

City

State

ZIP

865-934-1915

mjordan@bma1915.com

Phone

Email

CURRENT PROPERTY INFO

Susannah's House Inc.

923 Dameron Avenue

865-200-4759

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

945 Dameron Ave and adjacent lots

094CL019, 094CL020, 094CL021

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

North side of Dameron Avenue, due East of Boyd Street

29,500 sq ft +/-

General Location

Tract Size

☒ City ☐ County

6th

District

RN-2

Zoning District

AgForVac

Existing Land Use

Central City

Planning Sector

TDR

Sector Plan Land Use Classification

City

Growth Policy Plan Designation

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

☐ Combine Parcels

☐ Divide Parcel

Unit / Phase Number

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

324

Fee 2

Fee 3

\$600.00

Total

\$600.00
+ 40%

\$840.00

AUTHORIZATION

Applicant Signature

865-934-1915

Phone Number

Matthew Jordan

Please Print

mjordan@bma1915.com

Email

2 March 2022

Date

Property Owner Signature

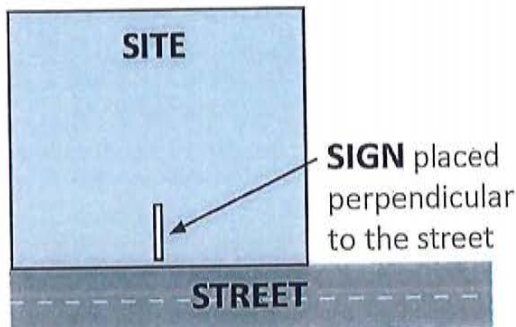
Rebekah Fetzer, Executive Director

Please Print

2 March 2022

Date

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 30/22 and April 15/22
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Matthew Jordan
Date: 3/2/22
File Number: 4-W-22-RZ

☒ Sign posted by Staff
☐ Sign posted by Applicant