

# REZONING REPORT

▶ **FILE #:** 6-C-22-RZ

**AGENDA ITEM #:** 14

**AGENDA DATE:** 6/9/2022

▶ **APPLICANT:** MICHAEL WILLIAMS

OWNER(S): TMWAS, LLC

TAX ID NUMBER: 82 P E 028

[View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 1419 Woodbine Ave.

▶ **LOCATION:** North side of Woodbine Avenue, west of Winona Street

▶ **APPX. SIZE OF TRACT:** 9100 square feet

SECTOR PLAN: Central City

GROWTH POLICY PLAN:

ACCESSIBILITY: Access is via Woodbine Avenue, a local road with a 32-ft pavement width within a 42-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

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

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

▶ **EXISTING LAND USE:** Transportation/Communication/Utilities

▶  
EXTENSION OF ZONE: Yes

HISTORY OF ZONING: 9-L-17-RZ: Park City Historic District overlay proposed but not extended to the subject property block

SURROUNDING LAND USE AND ZONING: North: Commercial & vacant - RN-4 (General Residential Neighborhood)

South: Public park - OS (Parks and Open Space)

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

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

NEIGHBORHOOD CONTEXT: This area is on the western edge of a single-family residential neighborhood. There are industrial and commercial properties to the west and north, and an expansive park system with recreation fields to the south.

**STAFF RECOMMENDATION:**

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

**COMMENTS:**

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6.30.01, 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) The area surrounding the subject property is an established hub of recreational, transportation, education and commercial amenities that are ideal conditions for denser infill residential development. The proposed rezoning from RN-2 (Single-Family Residential Neighborhood) to RN-4 (General Residential Neighborhood) could permit construction of 3 townhomes or 4 multifamily units that would help address ongoing demand for housing in the City.

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

- 1) The RN-4 General Residential Neighborhood Zoning District is intended to accommodate mixed medium density residential development. 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. 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.
- 2) The Central City Sector Plan identifies the subject property's location as an area where infill housing and residential renovation is a "foremost concern," making RN-4 an appropriate consideration.
- 3) The subject property is in an area with an abundance of amenities for residents. These include a comprehensive sidewalk infrastructure, an adjacent community park and the Caswell Greenway Trail, two bus stops a block away, commercial nodes within walking distance, and schools nearby. These are ideal conditions for denser residential infill.

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) It is not anticipated that the proposed rezoning will have any adverse impacts on surrounding properties. The dimensional standards for RN-4 anticipate close proximity to single-family dwellings, and ensure that building features such as height and width are at an appropriate scale for an established neighborhood.

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 rezoning is consistent with the Central City Sector Plan land use designation of MU-SD MU-CC4 (Mixed Use Special District in the Magnolia Avenue Corridor).
- 2) The proposed amendment is not in conflict with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: 53 (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: Christenberry Elementary, Vine Middle Magnet, and Austin East High.

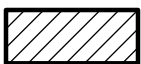
- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries 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 7/12/2022 and 7/26/2022. 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.



**6-C-22-RZ  
REZONING**

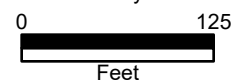
From: RN-2 (Single-Family Residential Neighborhood)  
To: RN-4 (General Residential Neighborhood)



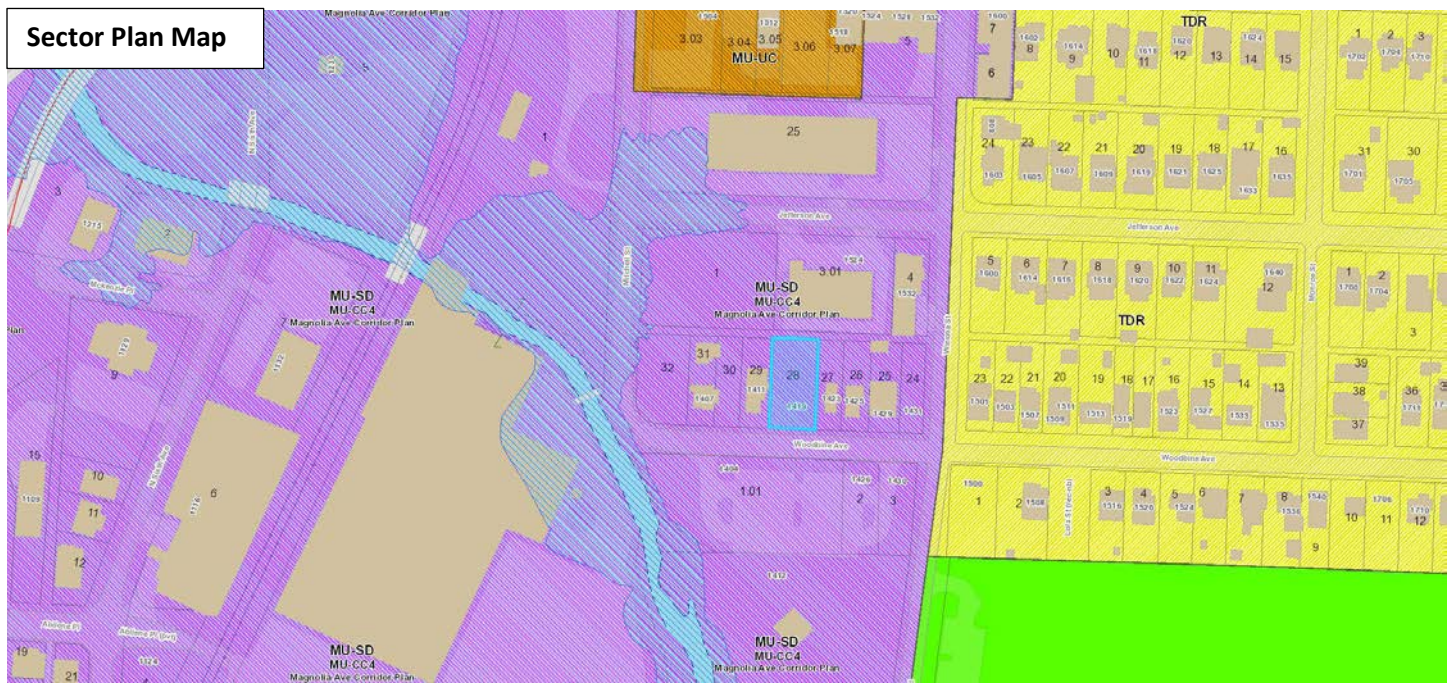
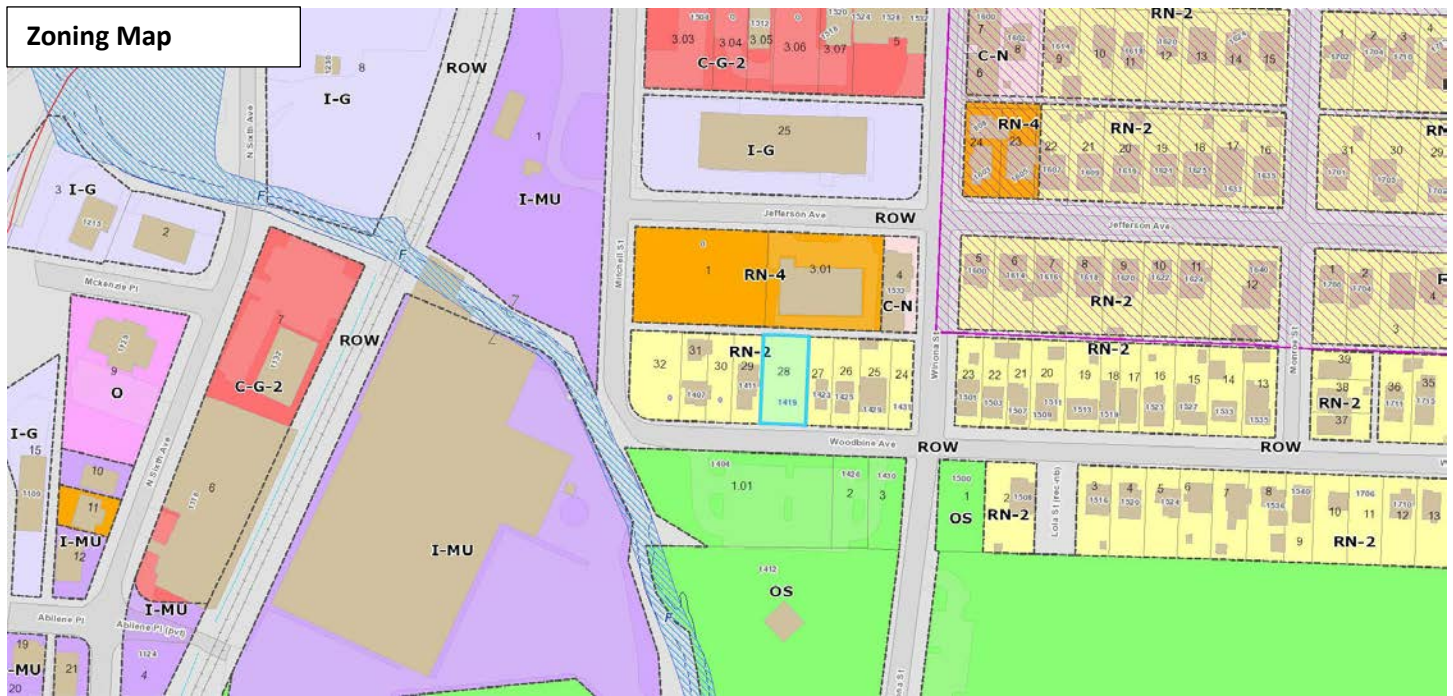
Petitioner: Williams, Michael

Map No: 82

Jurisdiction: City



# Exhibit A. 6-C-22-RZ Contextual Images



# Exhibit A. 6-C-22-RZ Contextual Images



# Exhibit A. 6-C-22-RZ Contextual Images

## Central City Sector Plan Illustration of Area Revitalization

### WINONA STREET & CASWELL PARK AREA REVITALIZATION

The improvements to Caswell Park have been significant, including a walking path, a new playground and additions to the O'Conner Center. The First Creek trail will be extended through the area. The land use plan and form code proposals would allow office uses and a variety of residences, such as the infill housing and apartments northwest of the park. Reuse of the Standard Knitting Mills, depicted here to show a residential renovation, is also a foremost concern.

*Magnolia Avenue Corridor Plan  
MPC 2009*



### NORTHEAST CORNER OF THE MAGNOLIA AVENUE-HALL OF FAME DRIVE INTERSECTION

This is the signature block for redevelopment. This School Board-owned area rises on a knoll above the streets. The views of the site and of the skyline would be dramatic. The changes in topography can be used for more intensive development, particularly with underground parking.

*Magnolia Avenue Corridor Plan  
MPC 2009*



# 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

Michael Williams

Engineer / Owner

Applicant Name

Affiliation

4/11/22

June 9, 2022

Date Filed

Meeting Date (if applicable)

File Number(s)

6-C-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

Michael Williams

Williams & Associates Engineering

Name

Company

818 18th Ave S, Floor 10

Nashville

TN

37203

Address

City

State

ZIP

865.679.5992

mwilliams@civ-design.com

Phone

Email

### CURRENT PROPERTY INFO

TMWAS, LLC

807 18th Ave S, Unit 410 Nashville, TN

865.679.5992

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

1419 Woodbine Ave Knoxville, TN 37917

082PE028

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

### STAFF USE ONLY

North side of Woodbine Ave, west of Winona St

9,100 sqft

General Location

Tract Size

City  County

6th

RN-2

Transportation/Communication/Utilities

District

Zoning District

Existing Land Use

Central City

MU-SD, MU-CC4 (Magnolia Ave Corridor)

N/A

Planning Sector

Sector Plan Land Use Classification

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 \_\_\_\_\_

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		Total
0324	Res RZ < 5 ac	\$600
Fee 2		
Fee 3		

MR

## AUTHORIZATION

**Michael Williams**

Digitally signed by Michael Williams  
Date: 2022.04.08 22:05:36 -05'00'

Michael Williams

4/8/22

Applicant Signature

Please Print

Date

865.679.5992

mwilliams@civ-design.com

Phone Number

Email

**Michael Williams**

Digitally signed by Michael Williams  
Date: 2022.04.08 22:06:01 -05'00'

TMWAS, LLC

4/8/22

Property Owner Signature

Please Print

Date

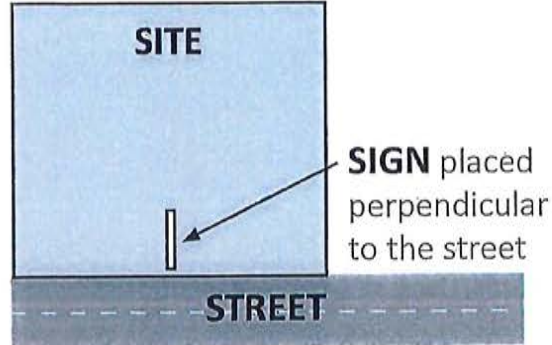
**Jeffrey Williams**

Digitally signed by Jeffrey Williams  
Date: 2022.04.08 22:13:01 -05'00'

4/14/2022 MP



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:*

May 25th (applicant or staff to post sign) and June 10th (applicant to remove sign)

Applicant Name: Michael Williams

Date: 4/14/22

File Number: 6-C-22RZ

- Sign posted by Staff
- Sign posted by Applicant