

REZONING REPORT

► **FILE #:** 10-D-22-RZ

AGENDA ITEM #: 9

AGENDA DATE: 10/6/2022

► **APPLICANT:** CITY OF KNOXVILLE
OWNER(S): LAKEMOOR STATION LLC

TAX ID NUMBER: 135 G A 009 (PART OF) [View map on KGIS](#)

JURISDICTION: County Commission District 1

STREET ADDRESS: 3101 LAKEMOOR STATION WAY

► **LOCATION:** Three parcels of land abutting the northern right-of-way of Maloney Rd., lying approximately 660 ft. east of the intersection with Maloney Rd. and Dresser Rd. Replatted in April 2022 into one parcel.

► **APPX. SIZE OF TRACT:** 4.715 acres

SECTOR PLAN: South County

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

ACCESSIBILITY: Access is via Maloney Road, a local road with a pavement width of 20-ft within a right-of-way width of 60-ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Tennessee River

► **PRESENT ZONING:** No Zone (formerly)

► **ZONING REQUESTED:** RN-5 (General Residential Neighborhood)

► **EXISTING LAND USE:** Right of Way/Open Space, Rural Residential, Office, Agriculture/Forestry/Vacant Land, Single Family Residential

► **EXTENSION OF ZONE:** N/A

HISTORY OF ZONING: Presently zoned PR (Planned Residential) up to 21 du/ac (County)

SURROUNDING LAND USE AND ZONING: North: Single family residential - RA (Low Density Residential)

South: Single family residential - RA (Low Density Residential)

East: Single family residential - RA (Low Density Residential)

West: Under construction, multi-family residential - RN-5 (General Residential Neighborhood)

NEIGHBORHOOD CONTEXT: This area is adjacent to the improvements at Maloney Road and Alcoa Highway and the existing multi-family residential development under-construction.

STAFF RECOMMENDATION:

► **Approve RN-5 (General Residential Neighborhood) zoning.**

COMMENTS:

RN-5 zoning is comparable to the County's PR (Planned Residential) zoning up to 21 du/ac and permits the same multi-family development type that is presently under construction on the adjacent RN-5 zoned

properties. The sector plan's land use designation is MDR/O (Medium Density Residential/Office) which allows consideration of RN-5 zoning.

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.3, SUBSECTIONS 1-3, ALL OF THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS:

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 subject property was rezoned to the County's PR (Planned Residential) up to 21 du/ac in 2021 for the development of a multi-family residential development adjacent to an RN-5 zoned parcel.
2. Upon annexation of this property into the City of Knoxville it requires a City of Knoxville zoning classification. The final hearing for annexation of this property into the City of Knoxville will be heard at the October 4, 2022 City Council meeting.

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

1. The proposed amendment to RN-5 is intended to accommodate medium density residential neighborhoods in the City of Knoxville comprising a heterogeneous mix of single-family, two-family, townhouse, and multi-family dwellings. The RN-5 District may also serve as a functional transition between traditionally single-family and two-family residential neighborhoods within the City, and more intensely developed residential or commercial areas.

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. RN-5 (General Residential Neighborhood) is comparable to the existing PR (Planned Residential) up to 21 du/ac zoning of the County.
2. The sector plan designation would remain MDR/O (Medium Density Residential/Office), which is the designation for the adjacent parcels also under construction for multi-family residential.
3. The area is adjacent to the recently completed Alcoa Highway, Maloney Road and Dresser Road improvements.

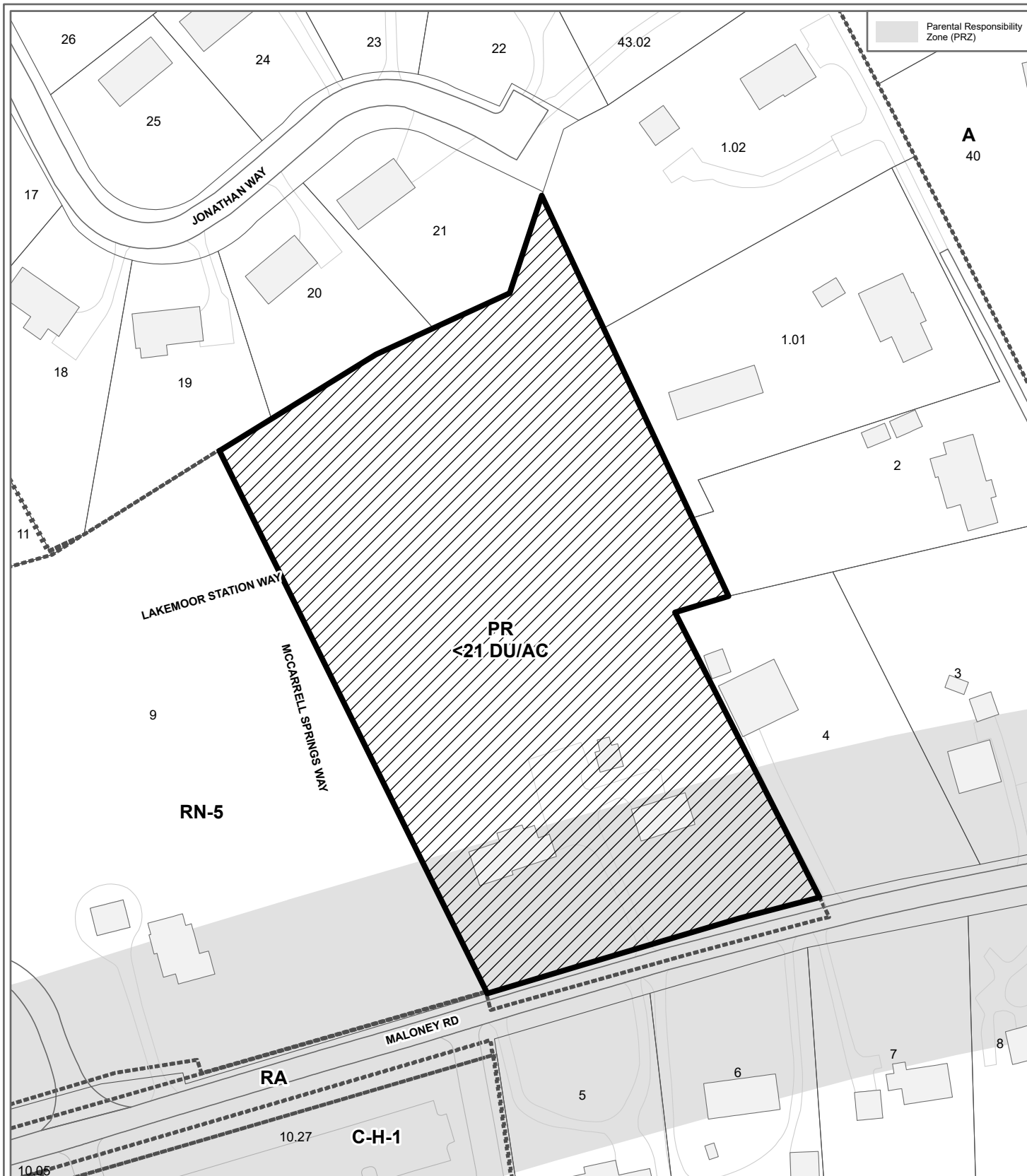
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The One Year Plan will be amended per its regular annual update, at which time any annexed properties would be added.
2. The proposed rezoning is consistent with all other 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 11/1/2022 and 11/15/2022. 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 County.



10-D-22-RZ REZONING

From: No Zone

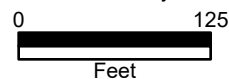
To: RN-5 (General Residential Neighborhood)



Petitioner: City of Knoxville

Map No: 135

Jurisdiction: County



Original Print Date: 9/7/2022
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Revised:



DATE: 9/13/2022

LAKEMOOR STATION LLC
3834 SUTHERLAND AVENUE
KNOXVILLE, TN 37919

Subject: 3101 Lakemoor Station Way, Parcel 135GA009 PC File No. 10-D-22-RZ

Dear Sir or Madam:

Your property, as referenced above, is in the final stages of being annexed by the City of Knoxville. The property will be considered by the Knoxville-Knox County Planning Commission for rezoning to a city zoning category at the Planning Commission meeting scheduled for October 6, 2022. The meeting will be held in the Main Assembly Room of the City-County Building, located at 400 Main Street in downtown Knoxville at 1:30 p.m.

Your property's proposed zoning district will be RN-5 (General Residential Neighborhood). The previous county zoning district was PR (Planned Residential with up to 21 dwelling units per acre). If you have any questions about this process please call Michelle Portier, Planning Services Coordinator and Principal Planner, at 865-215-3821.

As required by the Knoxville Zoning Ordinance, you are being notified by certified mail. You are also being notified by regular mail to ensure timely notification about this process and Planning Commission meeting.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jeff Welch".

Jeff Welch
Executive Director



Development Request

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☐ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ Sector Plan
☐ One Year Plan
☐ Rezoning

City of Knoxville

Applicant Name

Affiliation

8/15/2022

10/6/2022

10-D-22-RZ

Date Filed

Meeting Date (if applicable)

File Number(s)

CORRESPONDENCE

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

Rick Emmett City of Knoxville

Name / Company

400 Main St P.O. Box 1631 Knoxville TN 37901

Address

Phone / Email

CURRENT PROPERTY INFO

LAKEMOOR STATION LLC

3834 Sutherland Ave Knoxville TE 37919

Owner Name (if different)

Owner Address

Owner Phone / Email

3101 LAKEMOOR STATION WAY

Property Address

135 G A 009 (part of)

4.715 acres

Parcel ID

Part of Parcel (Y/N)?

Tract Size

Knoxville Utilities Board

Knoxville Utilities Board

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

Three parcels of land abutting the northern right-of-way of Maloney Rd., lying approximately 660 ft. east of the intersection with

General Location

☐ City

Council District 1

No Zone

Right of Way/Open Space, Rural
Residential, Office,
Agriculture/Forestry/Vacant Land, Single
Family Residential

☒ Count

District

Zoning District

Existing Land Use

South County

ROW (Major Rights-of-Way), MDR/O (Medium Density R

Urban Growth Area (Outside City Limit

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

- ☐ Development Plan ☐ Planned Development ☐ 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

Related Rezoning File Number

Unit / Phase Number

Total Number of Lots Created

Additional Information

- ☐ Attachments / Additional Requirements

ZONING REQUEST

- ☐ Zoning Change **RN-5 (General Residential Neighborhood)**
Proposed Zoning

Pending Plat File Number

- ☐ Plan
Amendment Proposed Plan Designation(s)

Proposed Density (units/acre) Previous Zoning Requests

Additional Information

STAFF USE ONLY

PLAT TYPE

- ☐ Staff Review ☐ Planning Commission

ATTACHMENTS

- ☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

- ☐ COA Checklist (Hillside Protection)
☐ Design Plan Certification (Final Plat)
☐ Site Plan (Development Request)
☐ Traffic Impact Study
☐ Use on Review / Special Use (Concept Plan)

Fee 1

\$0.00

Total

Fee 2

Fee 3

AUTHORIZATION

City of Knoxville

8/15/2022

Applicant Signature

Please Print

Date

Phone / Email

LAKEMOOR STATION LLC

8/15/2022

Property Owner Signature

Please Print

Date

I declare under penalty of perjury the foregoing (i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent) is true and correct.



Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

GOVERNMENTAL REZONING

Jurisdiction: ☒ City 1st Councilmanic District ☐ County _____ Commission District

Date Filed: July 19, 2022 **Fee Paid:** _____ **File Number:** _____

Map Number: _____ **Zoning District:** _____ ☒ City ☐ County **County Sector:** _____

Name of Applicant: CITY OF KNOXVILLE

PROPERTY INFORMATION:

Address: (Street Number) (see attachments) 3101 (Street Name) LAKEMOOR STATION WAY

General Location: Three parcels of land abutting the northern right-of-way of Maloney Road, lying approximately 660 feet east of the intersection with Maloney Road and Dresser Road, having Tax Identification numbers as 135GA005, 135GA00501 & 135GA006.

(Now a portion of 135GA009 due to replat of property dated April 2022)

Description: Parcel(s) (see above) City Block(s) _____

Other _____

Size of Tract: 4.715 Acres _____ Square Feet

CHANGE REQUESTED:

I (we) request that the MPC, after appropriate study, recommend an amendment to the official zoning map to change the zoning of the property described above.

FROM: No Zone TO: Comparable Zone

Previous Zoning Requests:

ALL CORRESPONDENCE RELATING TO THIS APPLICATION SHOULD BE SENT TO:

Name: Rick Emmett Address: P.O. Box 1631 City: Knoxville State: Tn. Zip: 37901 Phone: 865-215-3837 Fax: _____

AUTHORIZATION OF APPLICATION:

☒ City of Knoxville ☐ Knox County Community and Economic Development Department

Signature	Title
<u>D. R. (Rick) Emmett, Jr.</u>	<u>Knoxville TN 37901 215-3837</u>
Name (Print)	City State Zip Phone Fax

APPLICATION ACCEPTED BY: