

# REZONING REPORT

▶ **FILE #:** 6-A-23-RZ

**AGENDA ITEM #:** 8

**AGENDA DATE:** 6/8/2023

▶ **APPLICANT:** ZACHARY TETLEY/ NEXUS PARTNERS, LLC

OWNER(S): Zachary Tetley Nexus Partners, LLC

TAX ID NUMBER: 82 H H 035,034

[View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS: 1909 & 1915 HOITT AVE

▶ **LOCATION:** North side of Hoitt Avenue, west of Flemming Street and east of Ninth Avenue

▶ **APPX. SIZE OF TRACT:** 15,134 square feet

SECTOR PLAN: Central City

GROWTH POLICY PLAN: N/A (Within City Limits)

ACCESSIBILITY: Access is via Hoitt Avenue, a local street with a 23.5-ft pavement width within a 50.5-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:** Agriculture/Forestry/Vacant Land

▶  
EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Single-family residential, agriculture/forestry/vacant - RN-2 (Single-Family Residential Neighborhood)

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

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

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

NEIGHBORHOOD CONTEXT: This property is in a single-family and house-scale multifamily residential neighborhood next to an industrial, office and warehouse node along the rail line to the south.

**STAFF RECOMMENDATION:**

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

**COMMENTS:**

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, ARTICLE 16.1.E: 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. The neighborhood surrounding the subject property includes a mix of single-family and multifamily residential uses. The property is located in a transitional area with residential development to the northwest, and office, industrial and commercial uses to the southeast.
2. There is ongoing local demand for a variety of housing options. The proposed rezoning from the RN-2 (Single Family Residential Neighborhood) zoning district to the RN-4 (General Residential Neighborhood) zoning district would help meet this need by increasing the range of permitted housing forms to include townhouse and multifamily dwellings.

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

1. RN-4 zoning is intended to accommodate mixed medium density residential development. Single-family, two-family, townhouse and low-rise multifamily dwellings are permitted. Depending on the number of units proposed, townhouse and multifamily development may entail special use review by the Planning Commission.
2. The subject property is within walking distance of several bus stops and ½ mile from a service-oriented commercial node with a grocery store. The New Hope Recreation Center is a community hub located three blocks to the east, and a trailhead for the First Creek Greenway Trail is located four blocks to the west. These assets support more residential density at this location.

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 proposed rezoning is consistent with the surrounding range of housing forms, and the area's transition to more intensive land uses to the southwest. There are no adverse impacts anticipated with RN-4 zoning at 1909 and 1915 Hoitt Avenue.

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

1. The Central City Sector Plan's land use classification for the subject parcel is MDR/O (Medium Density Residential/ Office), which permits consideration of O (Office) zoning and residential zoning up to RN-6 (Multi-Family Residential Neighborhood). RN-4 zoning is consistent with the land use plan for the area.
2. The proposed rezoning aligns with the General Plan's development policy 8.1, which encourages growth in the existing urban area and infill housing on vacant lots.

ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, AND WATER LINES, OR ARE REASONABLY CAPABLE OF BEING PROVIDED PRIOR TO THE DEVELOPMENT OF THE SUBJECT PROPERTY IF THE AMENDMENT WERE ADOPTED:

1. The subject property is in an established neighborhood that has the necessary infrastructure to accommodate development.

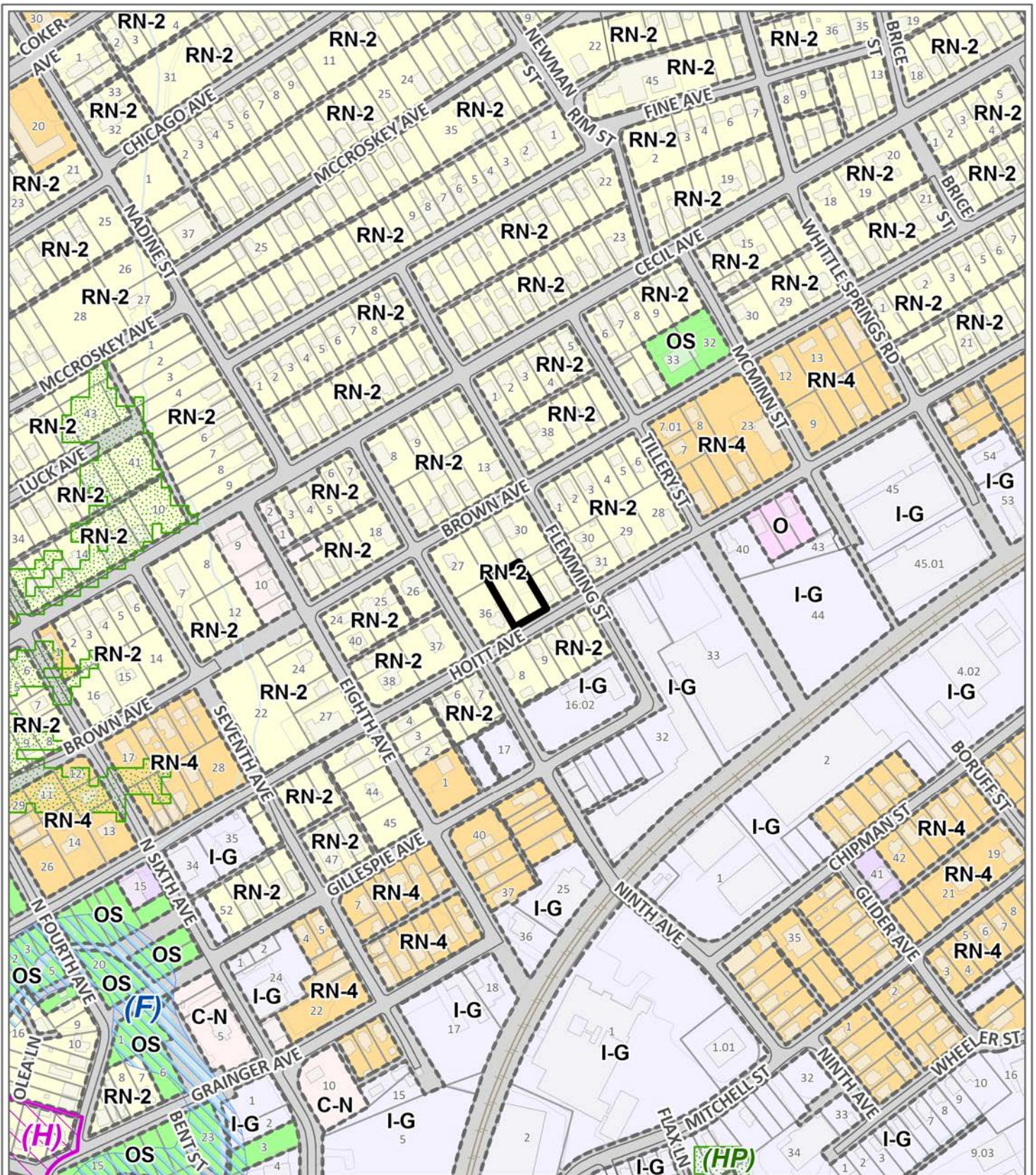
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Belle Morris Elementary, Vine Middle Magnet, and Fulton High.

If approved, this item will be forwarded to Knoxville City Council for action on 7/11/2023 and 7/25/2023. 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.





**REZONING**

**6-A-23-RZ**

**Petitioner:** Zachary Tetley/Nexus Partners, LLC



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

**To:** RN-4 (General Residential Neighborhood)

**Map No:** 82

**Jurisdiction:** City

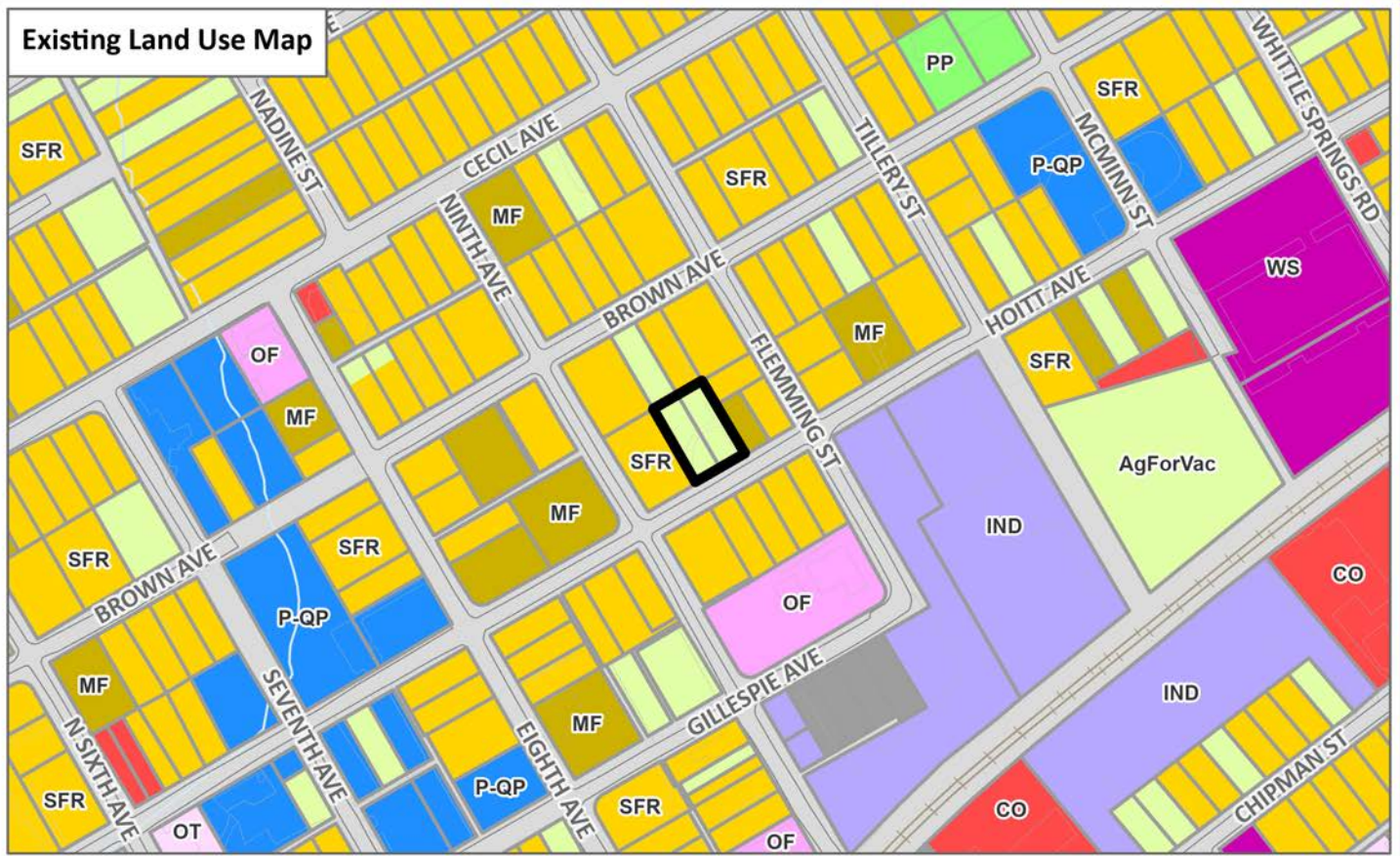
**Original Print Date:** 5/15/2023

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

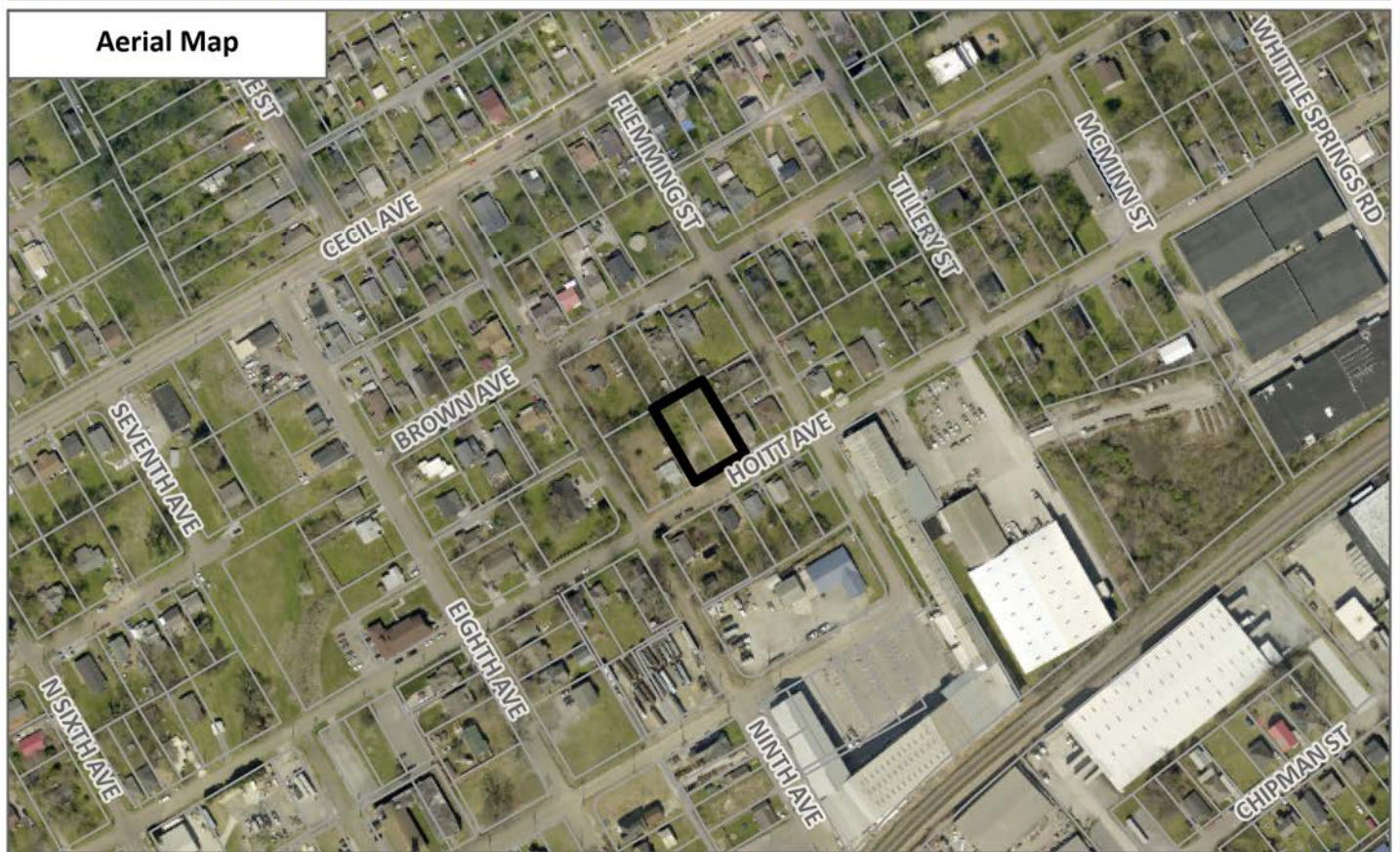




Existing Land Use Map



Aerial Map

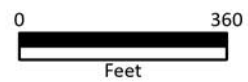


CONTEXTUAL MAPS

6-A-23-RZ



Case boundary







# 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

**Zachary Tetley/Nexus Partners, LLC**

Applicant Name

Affiliation

**4/3/2023**

Date Filed

**6/8/2023**

Meeting Date (if applicable)

**6-A-23-RZ**

File Number(s)

## CORRESPONDENCE

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

**Zachary Tetley Nexus Partners, LLC**

Name / Company

**118 N Peters Rd # 106 Knoxville TN 37923**

Address

**540-705-4396 / matthew@nexushomebuyers.com**

Phone / Email

## CURRENT PROPERTY INFO

**Zachary Tetley Nexus Partners, LLC**

Owner Name (if different)

**118 N Peters Rd # 106 Knoxville TN 37923**

Owner Address

**540-705-4396 / matthew@nexu**

Owner Phone / Email

**1909 HOITT AVE / 1915 HOITT AVE**

Property Address

**82 H H 035,034**

Parcel ID

**15134 square feet**

Tract Size

Part of Parcel (Y/N)?

**Knoxville Utilities Board**

Sewer Provider

**Knoxville Utilities Board**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**North side of Hoitt Avenue, west of Flemming Street and east of Ninth Avenue**

General Location

City

**Council District 4**

**RN-2 (Single-Family Residential Neighborhood)**

**Agriculture/Forestry/Vacant Land**

County District

Zoning District

Existing Land Use

**Central City**

Planning Sector

**MDR/O (Medium Density Residential/Office)**

Sector Plan Land Use Classification

**N/A (Within City Limits)**

Growth Policy Plan Designation

## DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) _____	

## SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

## ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change <b>RN-4 (General Residential Neighborhood)</b>	Pending Plat File Number
Proposed Zoning	
<input type="checkbox"/> 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	Total
<b>\$650.00</b>	
Fee 2	
Fee 3	

## AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Applicant Signature	<b>Zachary Tetley/Nexus Partners, LLC</b>	<b>4/3/2023</b>
	Please Print	Date

Phone / Email	<b>Zachary Tetley Nexus Partners, LLC</b>	<b>4/3/2023</b>
Property Owner Signature	Please Print	Date



# 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

ZACHARY TETLEY / NEXUS PARTNERS LLC  
Applicant Name

OWNER  
Affiliation

3/30/23  
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.

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

ZACHARY TETLEY  
Name

NEXUS PARTNERS, LLC  
Company

118 N. PETERS RD #100  
Address

KNOXVUE  
City

TN  
State

37923  
~~37970~~  
ZIP

(540) 705-4396  
Phone

matthew@nexushomebuyers.com  
Email

### CURRENT PROPERTY INFO

Property Owner Name (if different)

SEE ABOVE  
Property Owner Address

SEE ABOVE  
Property Owner Phone

1909 + 1915 HOIT AVENUE, KNOXVILLE  
Property Address

082HH035 + 082HH034  
Parcel ID

Sewer Provider

Water Provider

Septic (Y/N)

### STAFF USE ONLY

General Location

Tract Size

City  County

District

Zoning District

Existing Land Use

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

Related City Permit Number(s)

Home Occupation (specify) \_\_\_\_\_

Other (specify) \_\_\_\_\_

### SUBDIVISION REQUEST

Proposed Subdivision Name \_\_\_\_\_

Related Rezoning File Number

- Combine Parcels     Divide Parcel

Unit / Phase Number \_\_\_\_\_

Total Number of Lots Created \_\_\_\_\_

Other (specify) \_\_\_\_\_

Attachments / Additional Requirements \_\_\_\_\_

### ZONING REQUEST

- Zoning Change    **RN4 - BOTH LOTS**  
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
Fee 2	
Fee 3	

### AUTHORIZATION

**Zach Tetley**  
Applicant Signature

**ZACH TETLEY**  
Please Print

**3/30/23**  
Date

**(540) 703 4396**  
Phone Number

**matthew@nex.us homebuyers.com**  
Email

**Zach Tetley**  
Property Owner Signature

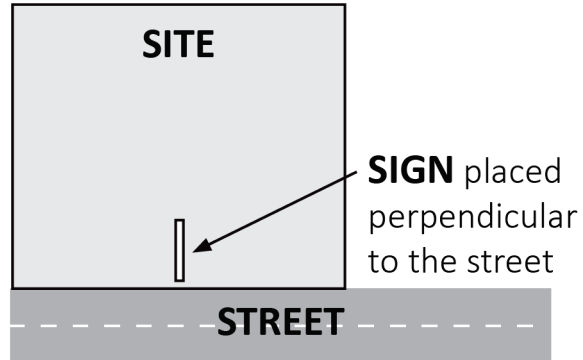
**ZACH TETLEY**  
Please Print

**3/30/23**  
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.



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 26, 2023 \_\_\_\_\_ and \_\_\_\_\_ June 9, 2023 \_\_\_\_\_  
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Zachary Tetley, Nexus Partners, LLC

Date: 4/3/2023

File Number: 6-A-23-RZ



Sign posted by Staff



Sign posted by Applicant