

REZONING REPORT

▶ **FILE #:** 6-E-23-RZ

AGENDA ITEM #: 10

AGENDA DATE: 6/8/2023

▶ **APPLICANT:** DAMON FALCONNIER

OWNER(S): Chickamauga-Dutch Valley LLC Chickamauga-Dutch Valley LLC

TAX ID NUMBER: 81 B G 031,032

[View map on KGIS](#)

JURISDICTION: City Council District 5

STREET ADDRESS: 0 CHICKAMAUGA AVE (237 CHICKAMAUGA AVE)

▶ **LOCATION:** **North side of Chickamauga Ave, west of Metler Street, east of Corman Street**

▶ **APPX. SIZE OF TRACT:** **0.67 acres**

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Chickamauga Avenue, a local street with a 25-ft pavement width within a 40-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Second Creek

▶ **PRESENT ZONING:** **RN-2 (Single-Family Residential Neighborhood), IH (Infill Housing Overlay)**

▶ **ZONING REQUESTED:** **RN-4 (General Residential Neighborhood);IH (Infill Housing Overlay)**

▶ **EXISTING LAND USE:** **Single Family Residential, Agriculture/Forestry/Vacant Land**

▶ EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Single family residential - RN-2 (Single Family Residential Neighborhood), IH (Infill Housing Overlay)

South: Agriculture/forestry/vacant, single family residential - RN-2 (Single Family Residential Neighborhood), IH (Infill Housing Overlay)

East: Multifamily - RN-5 (General Residential Neighborhood), IH (Infill Housing Overlay)

West: Single family residential - RN-2 (Single Family Residential Neighborhood), IH (Infill Housing Overlay)

NEIGHBORHOOD CONTEXT: This property is part of the Oakwood Lincoln Park Neighborhood, which is primarily comprised of single family homes on small lots with some multifamily developments as well.

STAFF RECOMMENDATION:

▶ **Approve RN-4 (General Residential Neighborhood) zoning because it is consistent with the sector plan and compatible with surrounding development. The IH (Infill Housing Overlay) will be retained.**

COMMENTS:

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 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/COUNTY GENERALLY:

1. The subject property is within the boundaries of the Oakwood-Lincoln Park Neighborhood Association. A key change that occurred in the surrounding area in the past twenty years is the development of two multifamily communities in 2003, two blocks to the west on Hiwassee Avenue.
2. There are bus stops less than ¼ mile to the east and west of the property. A hiking trailhead for the Sharp's Ridge Veterans Memorial Park is ¼ mile to the northwest. Approximately 1 mile to the east is a service-oriented commercial node along N Broadway.
3. These numerous assets for residents, in combination with unmet demand for a variety of housing option in the City, support a rezoning from the RN-2 (Single-Family Residential Neighborhood) to the RN-4 (General Residential Neighborhood) district at this location.

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 including single-family, two-family, townhouse and low-rise multifamily dwellings. Townhouse and multifamily developments exceeding certain dwelling unit thresholds require special use review with the Planning Commission.
2. Although the predominant zoning in this neighborhood is RN-2 with single-family dwellings, there are multifamily lots scattered throughout the broader neighborhood in the form of duplexes and small-scale apartments. The subject property is adjacent to an established low-rise apartment building zoned RN-5.

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 is within an infill housing overlay zoning district, which means any development will require a Certificate of Appropriateness from the Design Review Board, who will ensure proposed dwellings are consistent with the Infill Housing Design Guidelines.
2. There are no adverse impacts anticipated to occur with a moderate increase in residential intensity at this location.

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 Central City Sector Plan classifies this area as TDR (Traditional Neighborhood Residential), which permits consideration of the RN-4 zoning district.
2. A rezoning to the RN-4 district at this location is consistent with the General Plan's development policy 8.1 to encourage growth in the existing urban area, and to develop infill housing on vacant lots that are compatible with neighboring residences in scale, design and site layout.
3. The subject property is in the boundaries of the adopted Oakwood Lincoln Park Neighborhood Plan, which asserts that more intensive residential development, such as apartments, should be compatible with the surrounding architecture and scale of residences. The Infill Housing Overlay district will serve to maintain the neighborhood character.

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:

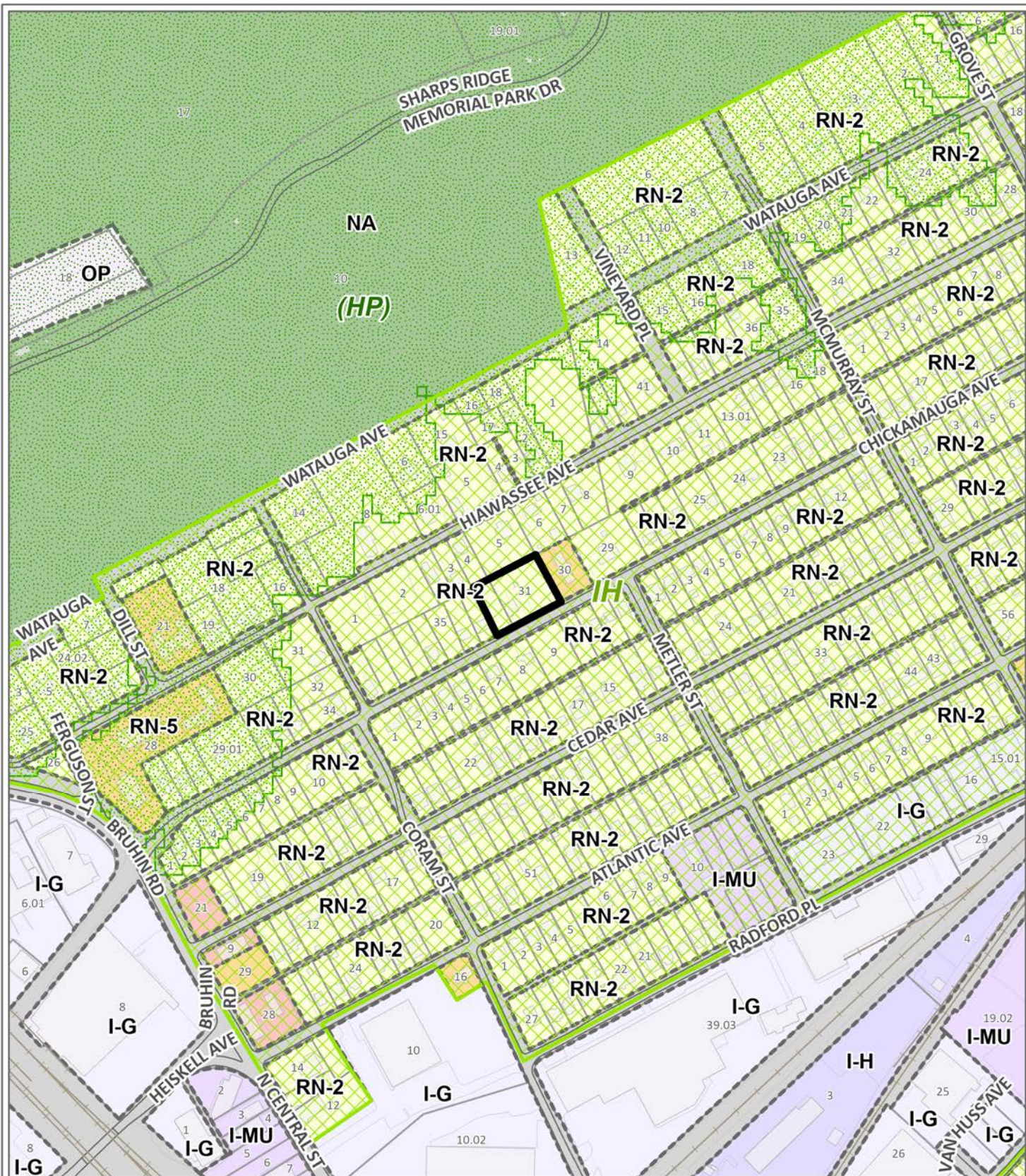
1. The Oakwood and Lincoln Park neighborhoods are well-established, with ample infrastructure capacity for more residential development.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Christenberry Elementary, Whittle Springs Middle, 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-E-23-RZ

Petitioner: Damon Falconnier



From: RN-2 (Single-Family Residential Neighborhood), IH (Infill Housing Overlay)
To: RN-4 (General Residential Neighborhood); IH (Infill Housing Overlay)

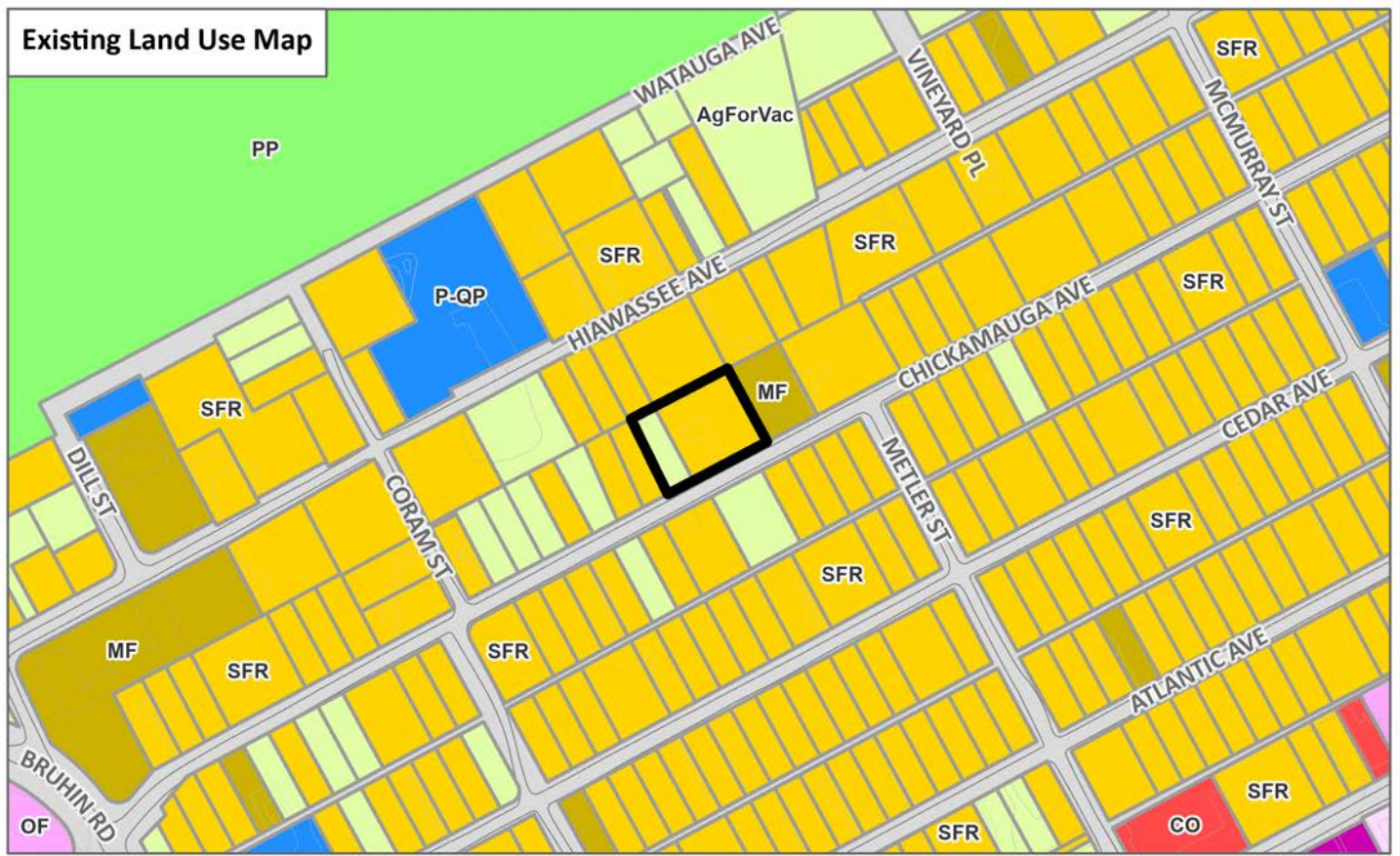
Map No: 81
Jurisdiction: City

Original Print Date: 5/15/2023

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



Existing Land Use Map



Aerial Map

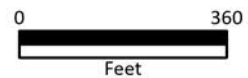


CONTEXTUAL MAPS

6-E-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

Damon Falconnier

Applicant Name

Affiliation

4/20/2023

Date Filed

6/8/2023

Meeting Date (if applicable)

6-E-23-RZ

File Number(s)

CORRESPONDENCE

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

Damon Falconnier Falconnier Design Co.

Name / Company

4622 Chambliss Ave Knoxville TN 37919

Address

865-584-7868 / faldesco@gmail.com

Phone / Email

CURRENT PROPERTY INFO

Chickamauga-Dutch Valley LLC Chickama 1460 Cordova Ave Glendale CA 91207

Owner Name (if different)

Owner Address

865-387-3319

Owner Phone / Email

0 CHICKAMAUGA AVE / 237 CHICKAMAUGA AVE

Property Address

81 B G 031,032

Parcel ID

Part of Parcel (Y/N)?

0.67 acres

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

North side of Chickamauga Ave, west of Metler Street, east of Corman Street

General Location

City **Council District 5**

RN-2 (Single-Family Residential Neighborhood), IH (Infill Housing Overlay)

Single Family Residential, Agriculture/Forestry/Vacant Land

County District

Zoning District

Existing Land Use

Central City

Planning Sector

TDR (Traditional Neighborhood Residential)

Sector Plan Land Use Classification

N/A (Within City Limits)

Growth Policy Plan Designation

DEVELOPMENT REQUEST

- Development Plan Planned Development 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

Unit / Phase Number _____

Total Number of Lots Created _____

Additional Information _____

- Attachments / Additional Requirements

ZONING REQUEST

- Zoning Change **RN-4 (General Residential Neighborhood);IH (Infill Housing Overlay)**
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

\$650.00

Fee 2

Fee 3

Total

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 **Damon Falconnier**
Please Print

4/20/2023

Date

Phone / Email

Property Owner Signature **Chickamauga-Dutch Valley LLC Chickamauga-Dutch Valley LLC**
Please Print

4/20/2023

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

Damon Falconnier

Applicant Name

Affiliation

06/08/23

File Number(s)

Date Filed

Meeting Date (if applicable)

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

Damon A. Falconnier

Falconnier Design Co.

Name

Company

4622 Chambliss Avenue

Knoxville

TN

37919

Address

City

State

ZIP

865-584-7868

faldesco@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Chickamauga-Dutch Valley LLC

1460 Cordova Avenue, Glendale, CA 91207

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

237 Chickamauga Avenue

081BG031 & 081BG032

Property Address

Parcel ID

KUB

KUB

N

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

Related Rezoning File Number

Proposed Subdivision Name _____

Unit / Phase Number Combine Parcels Divide Parcel Total Number of Lots Created _____

Other (specify) _____

Attachments / Additional Requirements _____

ZONING REQUEST

Zoning Change **RN-2 (existing) to RN-4 (proposed)**
Proposed Zoning

Pending Plat File Number
20220823-00122
85

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



Damon Falconnier

4/12/23

Applicant Signature

Please Print

Date

865-584-7868

faldesco@gmail.com

Phone Number

Email



THEANYS NATHAN

4/12/2023

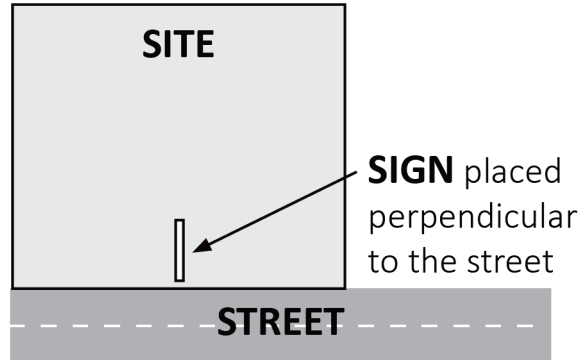
Property Owner Signature

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.

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:

_____ and _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Damon Falconnier

Date: 4/20/2023

File Number: 6-E-23-RZ

- Sign posted by Staff
- Sign posted by Applicant