

REZONING REPORT

▶ **FILE #:** 6-F-23-RZ

AGENDA ITEM #: 11

AGENDA DATE: 6/8/2023

▶ **APPLICANT:** GORDON SMITH

OWNER(S): Gordon Smith

TAX ID NUMBER: 94 N P 028.01

[View map on KGIS](#)

JURISDICTION: City Council District 1

STREET ADDRESS: 1902 FOREST AVE

▶ **LOCATION:** South side of Forest Ave, North side of Highland Ave, east of Twentieth St, west of Nineteenth St

▶ **APPX. SIZE OF TRACT:** 2.38 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Highland Avenue, a minor collector street with a 38-ft pavement width within a 46.5-ft right-of-way; Nineteenth Street, a local street with a 36-ft pavement width within a 50-ft right-of-way; Twentieth Street, a local street with a 38-ft pavement width within a 44-ft right-of-way; and Forest Avenue, a local street with a 26-ft pavement width within a 50-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

▶ **PRESENT ZONING:** O (Office)

▶ **ZONING REQUESTED:** RN-6 (Multi-Family Residential Neighborhood)

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

▶

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: Rezoning from R2 (General Residential) to O-1 (Office, Medical and Related Services) approved in 1990, 1996, 1997 and 1998 (6-C-90-RZ, 6-N-96-RZ, 5-J-97-RZ, 8-G-98-RZ)

SURROUNDING LAND USE AND ZONING: North: Single-family residential, vacant, transportation/communications/utilities - O (Office), I-MU (Industrial Mixed-Use), RN-5 (General Residential Neighborhood)

South: Single family residential, public/quasi-public, transportation/communicaitons/utilities - INST (Institutional)

East: Multifamily - RN-6 (Multi-Family Residential Neighborhood)

West: Office, single family residential - I-MU (Industrial Mixed-Use), O (Office)

NEIGHBORHOOD CONTEXT: This property is part of the Fort Sanders neighborhood. There are office buildings and multifamily residences throughout this area, which is bordered to the south by a hospital campus.

STAFF RECOMMENDATION:

- ▶ **Approve RN-6 (Multi-Family Residential Neighborhood) zoning because it is consistent with the sector plan and surrounding development.**

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 located in an area of the Fort Sanders Neighborhood, where there has been significant redevelopment of former industrial, commercial, and single-family properties into multifamily residential communities with surface and structured parking lots.
2. This area hosts the Fort Sanders Regional Medical Center campus, a major employer and service provider to the surrounding community. The neighborhood is served by multiple bus routes, sidewalk infrastructure, and a service-oriented commercial node to the south along Cumberland Avenue. The subject property is approximately ½ mile from access to the Third Creek Greenway Trail and Tyson Park which provides many recreational services.
3. The subject property currently functions as a surface parking lot. The requested rezoning to the RN-6 (Multi-Family Residential Neighborhood) district would enable residential infill, in addition to parking, which is consistent with surrounding development and supported by numerous residential amenities.

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

1. The RN-6 zoning district is designed for high density neighborhoods characterized by a mixture of all housing types including single-family, two-family, townhouse and multifamily.
2. There is RN-6 zoning throughout the neighborhood, including adjacent properties to the east of the subject parcel. Development surrounding the subject property is consistent with the uses and neighborhood character for which RN-6 is intended.

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. There are no adverse impacts anticipated with the proposed rezoning. Adequate parking is an often-cited concern in this area, but any residential development that may occur would be required to adhere to the off-street parking standards in the zoning ordinance.

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's land use classification for this area is MU-SD, CC22 (Mixed Use Special-District, Fort Sanders Medical District). The recommended uses in this district include high density residential development, which is consistent with RN-6 zoning.
2. The proposed rezoning is compatible with the General Plan's development policy 8 to encourage growth in the existing urban area.
3. The Fort Sanders Neighborhood Plan recommends office land uses at this location but the developed landscape has significantly changed since the plan's adoption in 2000. The proposed high density residential land use is a minor extension of the plan's recommended land use adjacent to the east.

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:

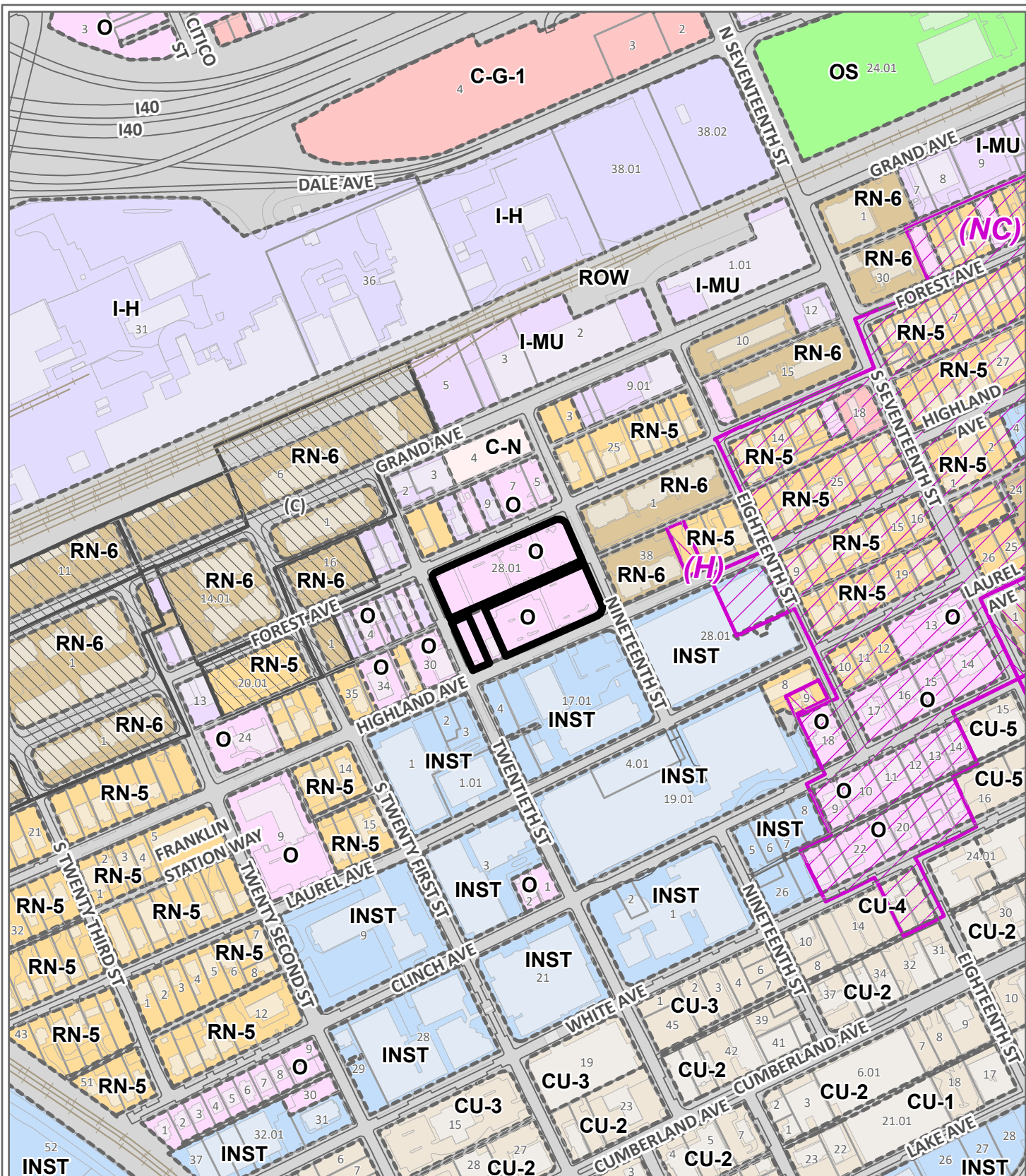
1. The subject property is located in an area with ample infrastructure capacity to accommodate residential infill development.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Sequoyah Elementary, Bearden Middle, and West 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-F-23-RZ

Petitioner: Gordon Smith

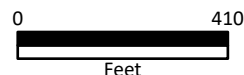


From: O (Office)

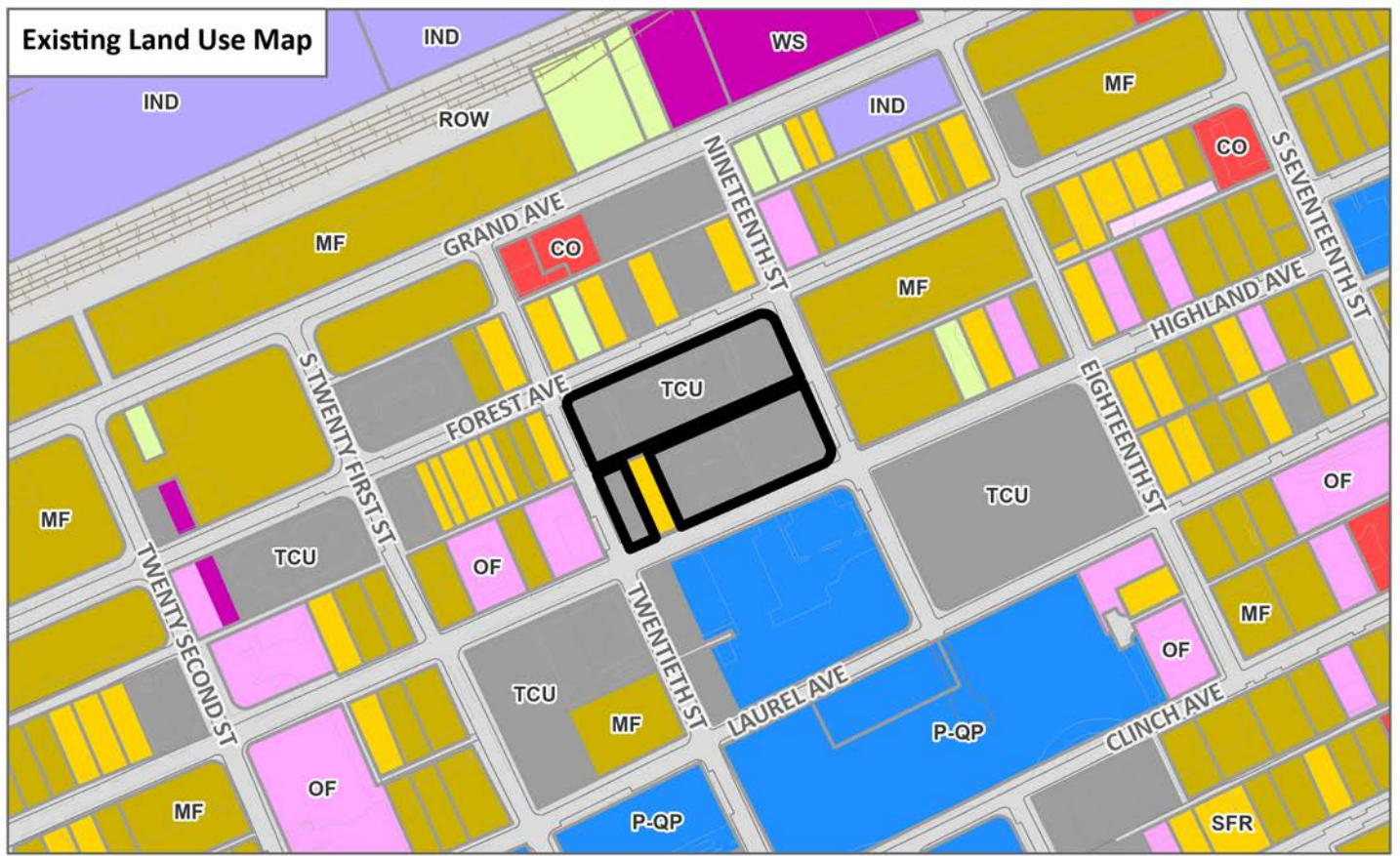
To: RN-6 (Multi-Family Residential Neighborhood)

Map No: 94
Jurisdiction: City

Original Print Date: 5/9/2023
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



Existing Land Use Map



Aerial Map



CONTEXTUAL MAPS

6-F-23-RZ



Case boundary

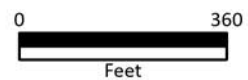


Exhibit B

MU-CC22:

Fort Sanders Medical District

Recommended Uses

This district is intended to address the long term needs of the large medical facilities that are located within Fort Sanders that contribute to the health and well-being of the greater community. Medical facilities in the district may include more than one major institution as well as offices for physicians, outpatient services, and other medical related services. The location of these facilities in one area provides for greater efficiency of development and the opportunity to share infrastructure such as parking. Accessible pedestrian connections among the different structures in the district and to the surrounding community should be provided as the district develops and new facilities are constructed. Providing for and preserving adequate access for all vehicles, from private automobile to emergency vehicles to transit, must be a priority as the district develops. Providing for appropriate transitions from the medical district to the surrounding development should be a goal of the district.

- Office (O)
- High Density Residential (HDR)
- Other land uses that support the needs of the medical facilities

Recommended Zoning

Basic and Planned Development district zones that allow a "recommended use", or mix of these uses, for this district can be considered and should be conditioned to require "development plan" review to ensure infill development is compatible with the surrounding neighborhood; including, but not limited to, building setbacks, height and parking location and screening.



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

Gordon Smith

Applicant Name

Affiliation

4/20/2023

Date Filed

6/8/2023

Meeting Date (if applicable)

6-F-23-RZ

File Number(s)

CORRESPONDENCE

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

Gordon Smith

Name / Company

903 Westmoreland Blvd. Knoxville TN 37919

Address

865-567-1111 / gtsper@gmail.com

Phone / Email

CURRENT PROPERTY INFO

Gordon Smith

Owner Name (if different)

903 Westmoreland Blvd. Knoxville TN 37919

Owner Address

865-567-1111 / gtsper@gmail.c

Owner Phone / Email

1902 FOREST AVE

Property Address

94 N P 028.01

Parcel ID

2.38 acres

Tract Size

Part of Parcel (Y/N)?

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

South side of Forest Ave, North side of Highland Ave, east of Twentieth St, west of Nineteenth St

General Location

City

Council District 1

O (Office)

Transportation/Communications/Utilities

County District

Zoning District

Existing Land Use

Central City

Planning Sector

MU-SD, CC-22 (Mixed Use Special District, Fort Sanders M

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	Total Number of Lots Created
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change RN-6 (Multi-Family Residential Neighborhood)	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
\$650.00	
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	Gordon Smith Please Print	4/20/2023 Date
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Phone / Email		
Property Owner Signature	Gordon Smith 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

Gordon Smith
 Applicant Name Affiliation

4/20/23 4/20/23 File Number(s)
6-F-23-R2
 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

Gordon Smith
 Name Company

903 Westmoreland Blvd Knoxville TN 37919
 Address City State ZIP

(865) 567-1111 GTSPERO@gmail.com
 Phone Email

CURRENT PROPERTY INFO

GORDON J SMITH - GTC LPA 865-567-2111
 Property Owner Name (if different) Property Owner Address Property Owner Phone

1902 Forest 094 NP02801
 Property Address Parcel ID

KVB KVB 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 _____

Combine Parcels
 Divide Parcel
 Unit / Phase Number _____

Total Number of Lots Created _____

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Pending Plat File Number

Zoning Change
 Proposed Zoning _____

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

[Handwritten Signature]
Applicant Signature

GORDON T. SMITH
Please Print

4-20-23
Date

865-567-1111
Phone Number

GTSPE@GARR.COM
Email

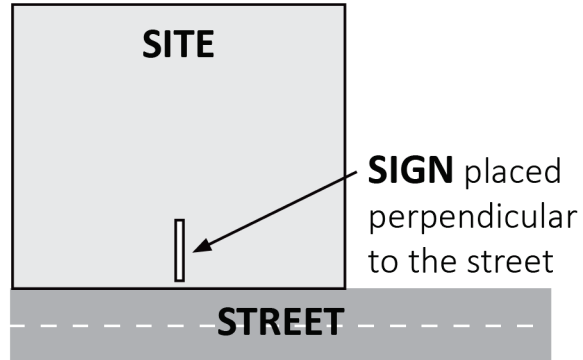
[Handwritten Signature]
Property Owner Signature

GORDON T. SMITH
Please Print

4-20-23
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: Gordon Smith

Date: 4/20/2023

File Number: 6-F-23-RZ



Sign posted by Staff



Sign posted by Applicant