

REZONING REPORT

► **FILE #:** 4-E-24-RZ

AGENDA ITEM #: 41

AGENDA DATE: 4/11/2024

► **APPLICANT:** ALEXIS FELICIANO

OWNER(S): Sanford Goddard

TAX ID NUMBER: 122 L E 019, 020, 021, 022

[View map on KGIS](#)

JURISDICTION: City Council District 1

STREET ADDRESS: 4407 JOE LEWIS RD (4411, 4415 JOE LEWIS RD; 1410 LEWIS AVE)

► **LOCATION:** South side of Joe Lewis Road, east side of Lewis Avenue

► **APPX. SIZE OF TRACT:** 0.73 acres

SECTOR PLAN: South County

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

ACCESSIBILITY: Access would be off of Joe Lewis Road, a local road with a 27-ft pavement width within a 49-ft right-of-way, or off of Lewis Avenue, a local road with a 16-ft pavement width within a 43.5-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Goose Creek

► **PRESENT ZONING:** I-G (General Industrial), RA (Low Density Residential)

► **ZONING REQUESTED:** RN-2 (Single-Family Residential Neighborhood), RA (Low Density Residential)

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

►

EXTENSION OF ZONE: No, but RN-2 is across the street.

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Office - I-H (Heavy Industrial) in the City

South: Agriculture/forestry/vacant land - RA (Low Density Residential) in the County

East: Multifamily, railroad right-of-way - RN-5 (General Residential Neighborhood), ROW (Right-of-Way) in the City

West: Single family residential, public/quasi-public land - RN-2 (Single-Family Residential Neighborhood) in the City

NEIGHBORHOOD CONTEXT: This area contains a mix of uses, including multifamily and single family residential, industrial, and limited commercial businesses. A rail line abuts this property to the east, and a commercial node is nearby on Maryville Pike to the west.

STAFF RECOMMENDATION:

► **Approve the RN-2 (Single-Family Residential Neighborhood) district because it is consistent with the sector plan and surrounding development.**

COMMENTS:

This partial rezoning is for four parcels with the majority of the properties falling under the City's jurisdiction. Two of the properties are partially within the City and partially within the County. The portion of the properties within the County would retain the RA (Low Density Residential) zone.

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, 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. There have not been any significant changes in the area in recent times. However, present I-G zoning is intended to accommodate a range of general industrial uses that are incompatible with residential uses. These properties have been undeveloped for at least the last 25 years and the proposed amendment to the RN-2 district would be compatible with adjacent RN-2 and RA zones.

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

1. The RN-2 district is intended to accommodate low density single-family residential development on relatively small lots with smaller setbacks within the City of Knoxville. Two-family dwellings may also be allowed by special use approval.
2. None of these four parcels meet the dimensional standards of the I-G district (minimum 60-ft lot width and minimum 10,000-sf lot area). These parcels do meet the standards of the RN-2 district and the district's intent.
3. The RN-2 district will be compatible with the RA-zoned portion of the properties and will eliminate the situation in which one parcel has two incompatible zones.
4. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

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 present I-G district would allow developments that may adversely impact the surrounding residential uses. The proposed rezoning will be better suited for this area.

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 General Plan's Development Policy 8.1, which encourages growth in the existing urban area through infill housing on vacant lots and redevelopment parcels.
2. The proposed rezoning is consistent with the LDR land use classification of the sector plan and One Year plan.

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. This is an urbanized area with adequate utility infrastructure provided by KUB. The property is served by transit and has sidewalk connections to the Community Union Park.

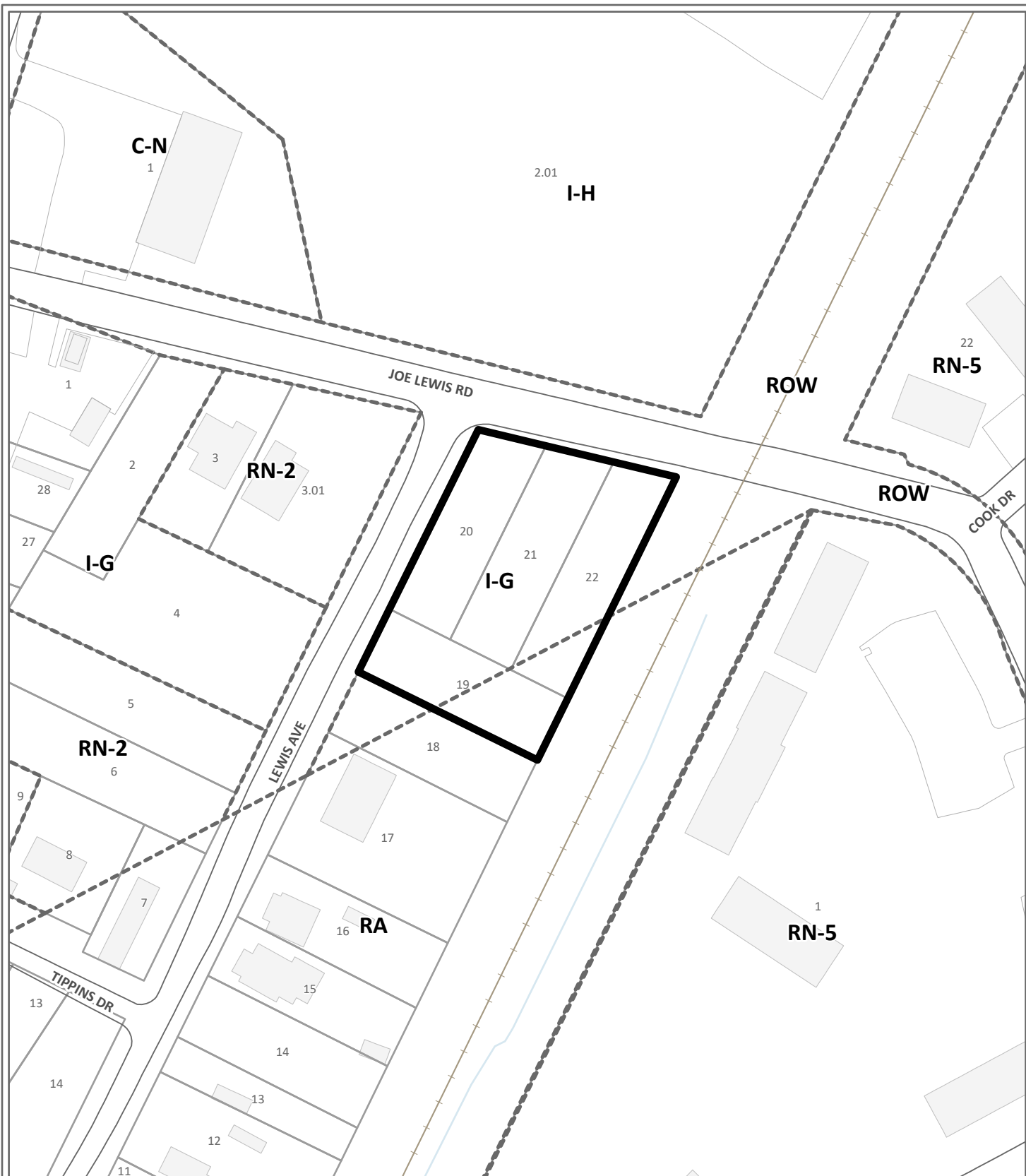
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Dogwood Elementary, South Doyle Middle, and South Doyle 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 5/14/2024 and 5/28/2024. 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

4-E-24-RZ



From: I-G (General Industrial), RA (Low Density Residential)

To: RN-2 (Single-Family Residential Neighborhood)

Petitioner: Alexis Feliciano

Map No: 122

Jurisdiction: County

Original Print Date: 3/6/2024

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

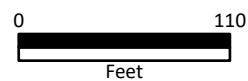
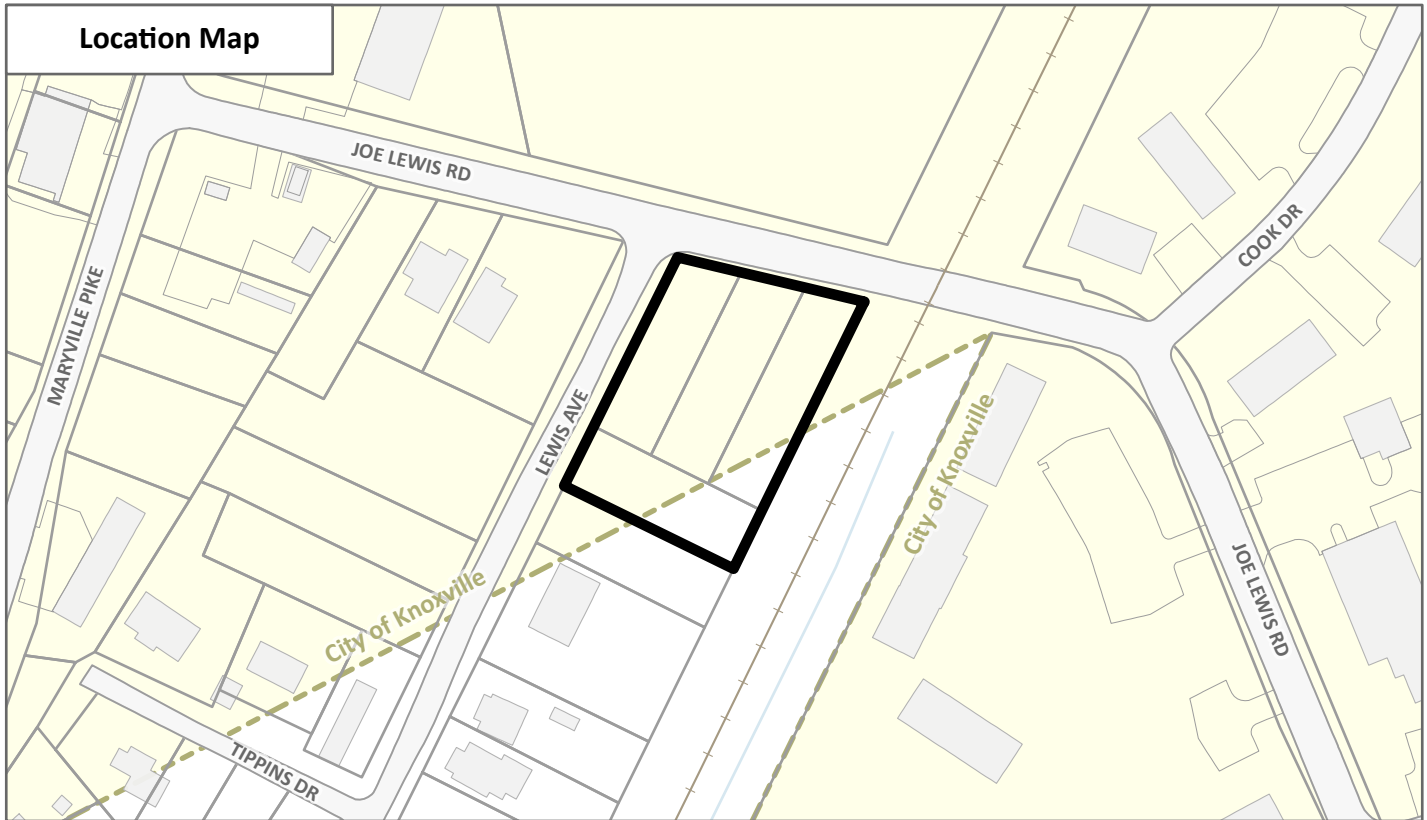


Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

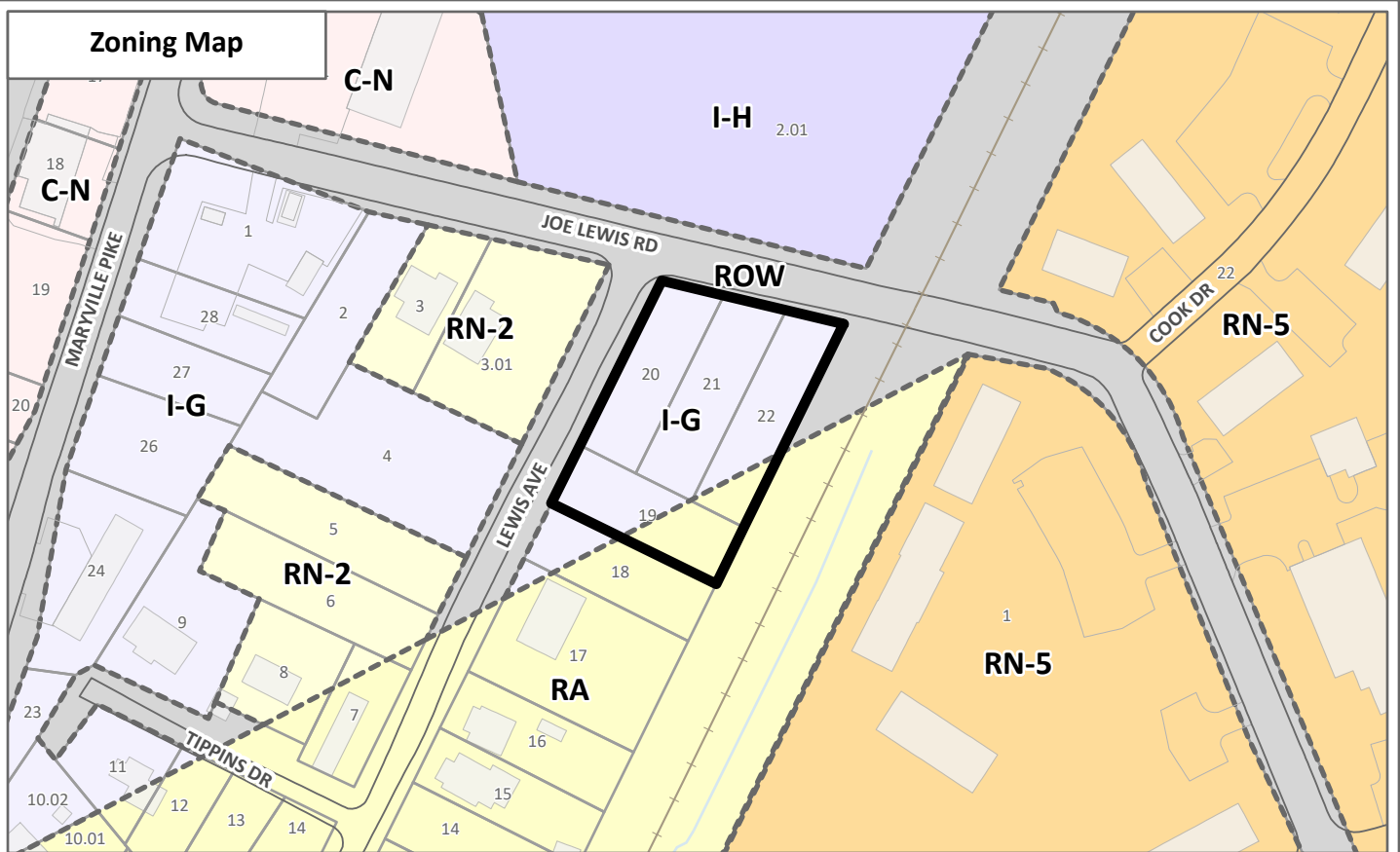
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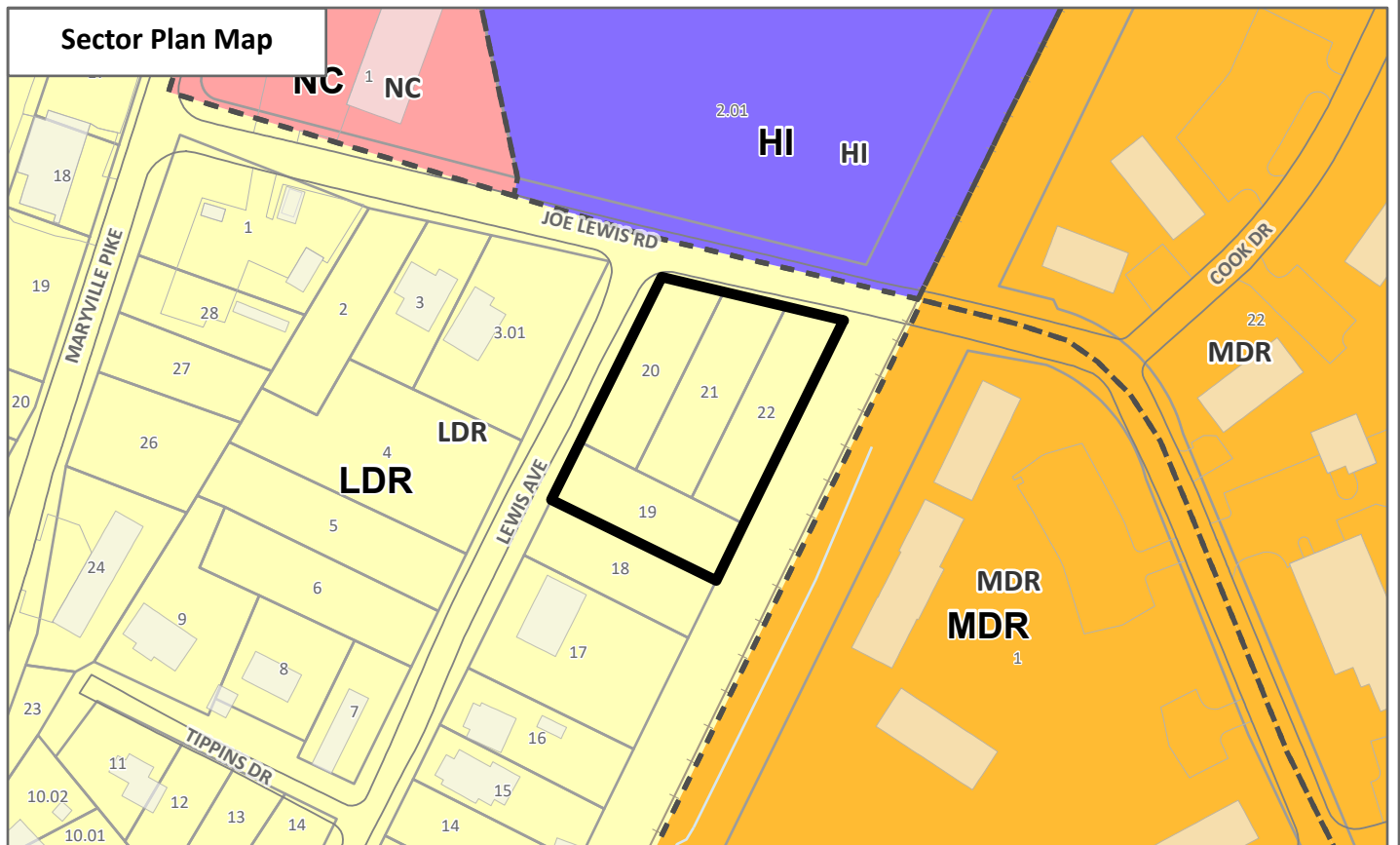
Case boundary



Zoning Map



Sector Plan Map

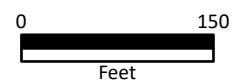


CONTEXTUAL MAPS 2

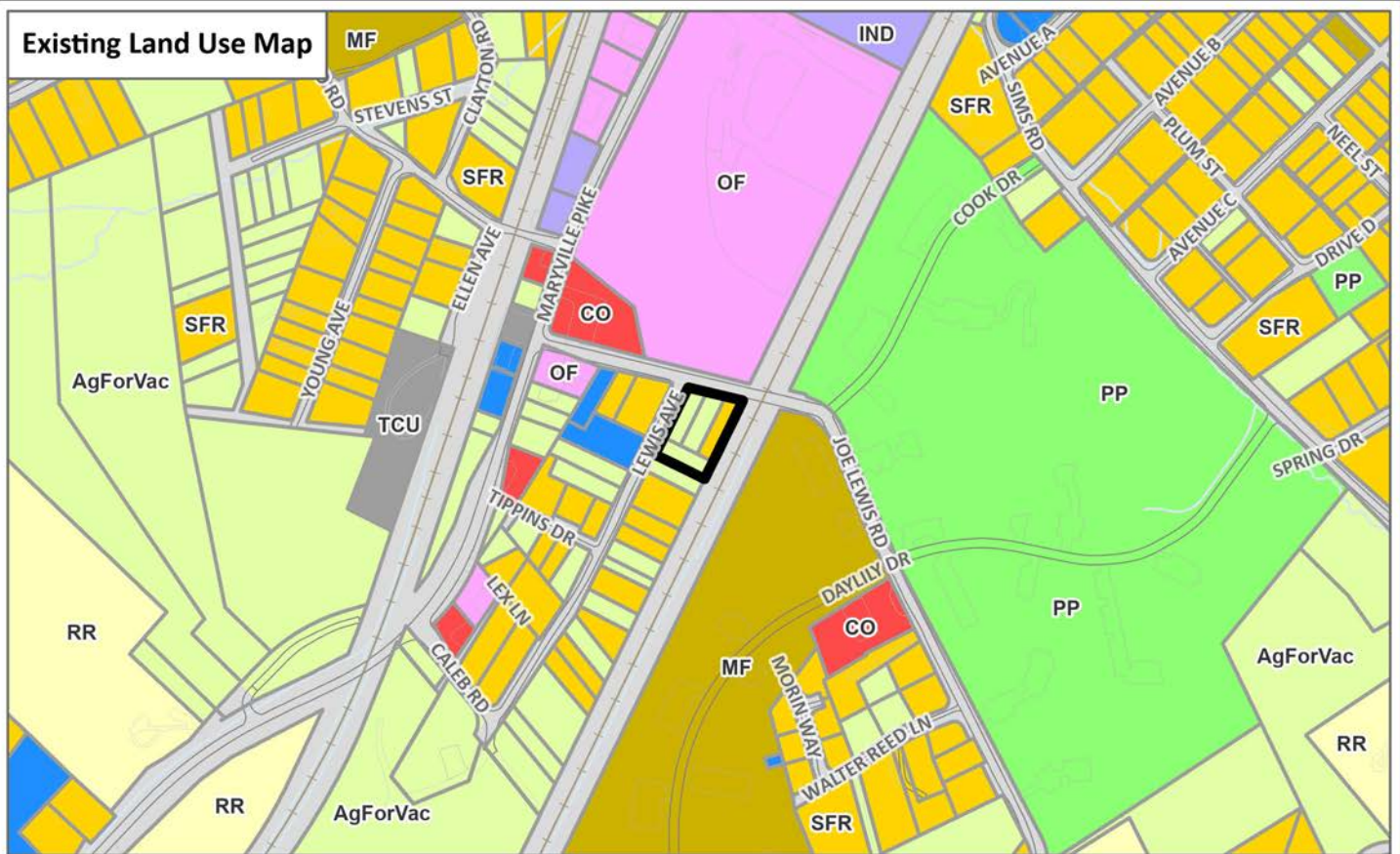
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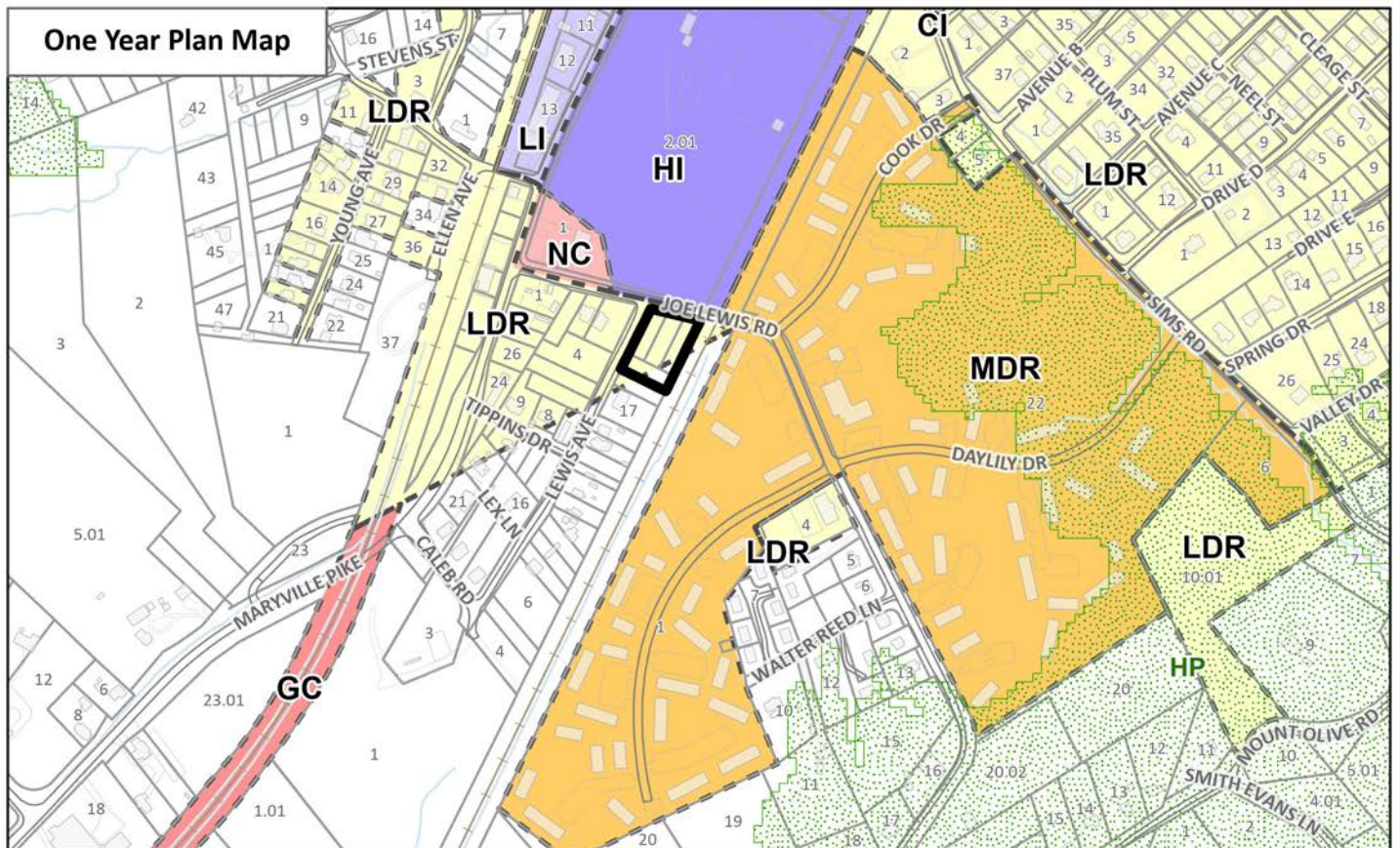
Case boundary



Existing Land Use Map



One Year Plan Map



CONTEXTUAL MAPS 3

4-E-24-RZ



Case boundary

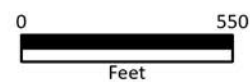
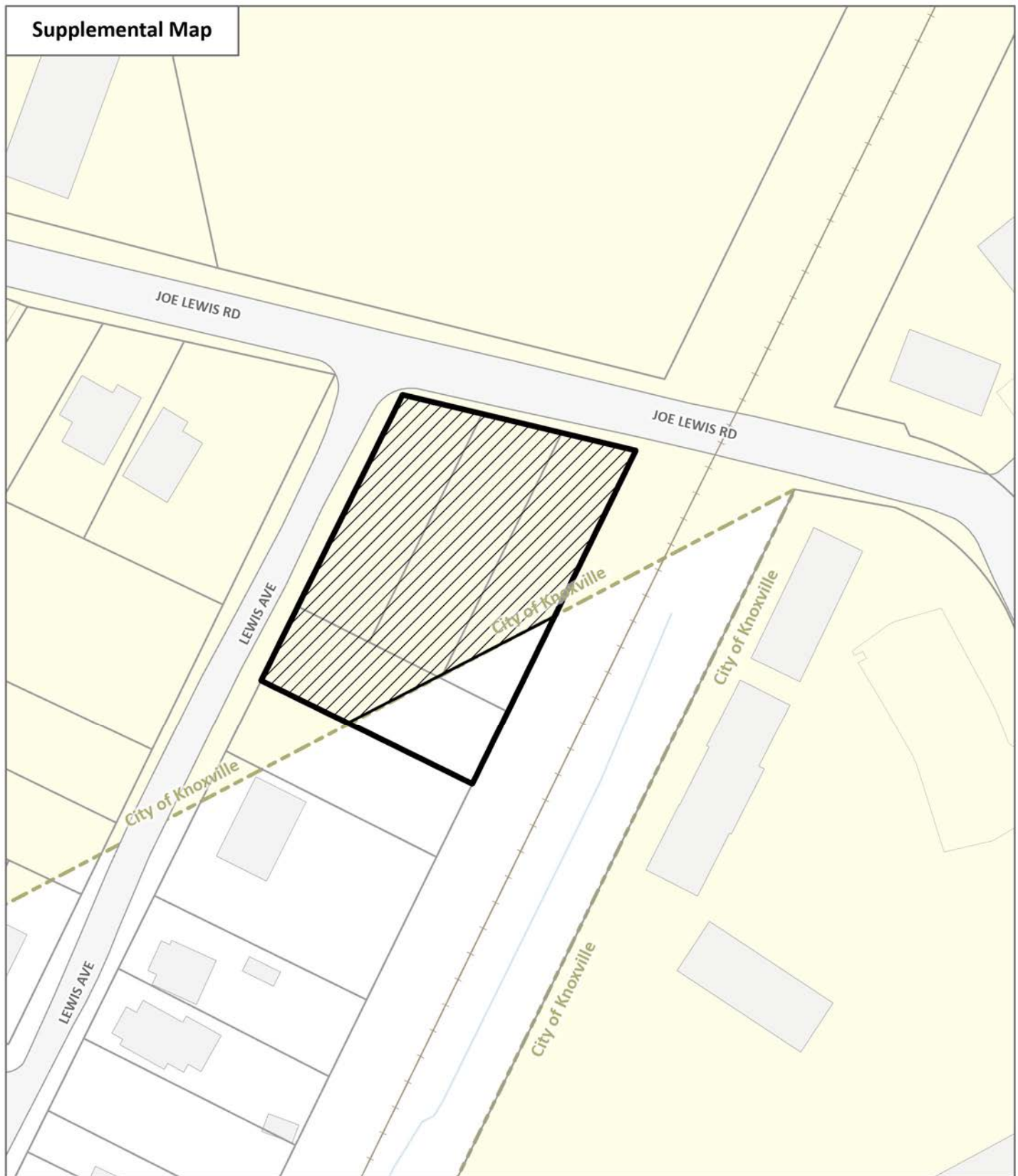


Exhibit B. Supplemental Map

Supplemental Map



SUPPLEMENTAL MAP

4-E-24-RZ



Boundary for the subject parcels



Area for partial rezoning





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

Alexis Feliciano

Applicant Name

Affiliation

1/31/2024

Date Filed

4/11/2024

Meeting Date (if applicable)

4-E-24-RZ

File Number(s)

CORRESPONDENCE

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

Alexis Feliciano

Name / Company

7721 Freeway Heights Dr Knoxville TN 37938

Address

865-851-6997 / anf12jam@gmail.com

Phone / Email

CURRENT PROPERTY INFO

Sanford Goddard

Owner Name (if different)

2901 Tipton Station Rd Knoxville TN 37920

Owner Address

865-607-2989

Owner Phone / Email

4407 JOE LEWIS RD / 4411, 4415 JOE LEWIS RD; 1410 LEWIS AVE

Property Address

122 L E 019, 020, 021, 022

Parcel ID

0.73 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 Joe Lewis Road, East of Maryville Pike

General Location

☐ City **Commission District 9 I-G (General Industrial), RA (Low Density Residential)**

**Single Family Residential,
Agriculture/Forestry/Vacant Land**

☒ County District

Zoning District

Existing Land Use

South County

Planning Sector

LDR (Low Density Residential)

Sector Plan Land Use Classification

Urban Growth Area (Outside City Limit)

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-2 (Single-Family 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

\$650.00

Total

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.

Alexis Feliciano

1/31/2024

Applicant Signature

Please Print

Date

Phone / Email

Sanford Goddard

1/31/2024

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

Alexis Feliciano

Applicant Name		Affiliation
1/27/2024		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

Alexis Feliciano

Name	Company		
7721 Freeway Heights Drive	Knoxville	TN	37938
Address	City	State	ZIP
865-851-6997	anf12jam@gmail.com		
Phone	Email		

CURRENT PROPERTY INFO

Sanford Goddard	2901 Tipton Station Rd Knoxville, TN 37920		865-607-2989
Property Owner Name (if different)	Property Owner Address	Property Owner Phone	
4407, 4411, 4415 JOE LEWIS RD, 1410 LEWIS AVE	122LE021, 122LE020, 122LE022, 122LE019		
Property Address	Parcel ID		
KUB	KUB	N	
Sewer Provider	Water Provider	Septic (Y/N)	

STAFF USE ONLY

General Location		Tract Size
<input type="checkbox"/> City <input type="checkbox"/> County	District	Zoning District
Planning Sector		Existing Land Use
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

Residential: RN-1, RN-2

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

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

Alexis Feliciano

Please Print

1/27/24

Date

865-851-6997

Phone Number

anf12jam@gmail.com

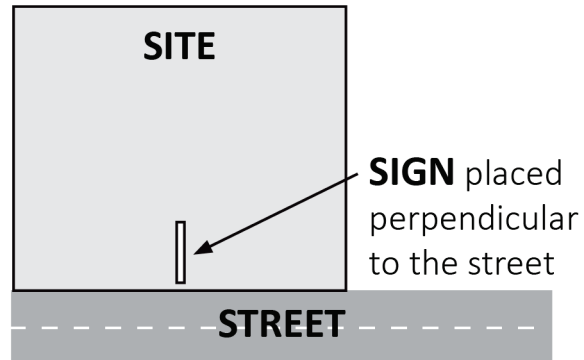
Email

Property Owner Signature

Please Print

Date Paid

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: Alexis Feliciano

Date: 02/01/2024

File Number: 04-E-24-RZ



Sign posted by Staff



Sign posted by Applicant