

REZONING REPORT

▶ **FILE #:** 3-A-24-RZ

AGENDA ITEM #: 23

AGENDA DATE: 3/7/2024

▶ **APPLICANT:** R. JASON BARNES

OWNER(S): R. Jason Barnes Barnes Capital Management LLC

TAX ID NUMBER: 107 F F 011, 012

[View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 610 HOLLYWOOD RD (612 HOLLYWOOD RD)

▶ **LOCATION:** East side of Hollywood Rd, west side of Apex Dr, north of Sutherland Ave

▶ **APPX. SIZE OF TRACT:** 0.58 acres

SECTOR PLAN: West City

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

ACCESSIBILITY: Access is via Hollywood Rd, a major collector street with a pavement width of 27 ft within a 50-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

▶ **PRESENT ZONING:** RN-1 (Single-Family Residential Neighborhood)

▶ **ZONING REQUESTED:** RN-2 (Single-Family Residential Neighborhood)

▶ **EXISTING LAND USE:** Single Family Residential

▶
EXTENSION OF ZONE: Yes, this will be an extension from across the street on west and east sides.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Single family residential - RN-1 (Single-Family Residential Neighborhood)

South: Single family residential - RN-1 (Single-Family Residential Neighborhood)

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

West: Single family residential - RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

NEIGHBORHOOD CONTEXT: The Pond Gap neighborhood has a mix of single family houses and multifamily developments. There is a commercial corridor along Sutherland Avenue approximately 550 ft south of the property. The property has sidewalk connections to the Pond Gap Elementary School and West High School.

STAFF RECOMMENDATION:

▶ **Approve the RN-2 (Single-Family Residential Neighborhood) district because it is consistent with the**

sector plan and surrounding development.

COMMENTS:

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. The subject property is located in an area of the Pond Gap neighborhood which saw a 102-unit affordable multifamily development by KCDC (Flats at Ponds Gap) completed in 2021, on the northwest corner of this block.
2. A portion of Hollywood Rd in front of the subject property is planned for street resurfacing as part of the City's capital improvement project titled '2024 Street Resurfacing Phase I Project'.

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.
2. Each of the subject parcels is less than 13,000 sf. The properties across Hollywood Rd and Apex Dr are zoned RN-2 and the surrounding development is consistent with the intended environment of the RN-2 district.
3. 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 proposed amendment is not expected to adversely impact the surrounding area, which mostly comprises single family houses on properties zoned RN-1 and RN-2.
2. Traffic would not be required through residential streets to access the property.

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 West City Sector Plan and One Year Plan's TDR (Traditional Residential Development) land use classification permits residential zoning up to RN-4, so this rezoning is consistent with these plans.

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:

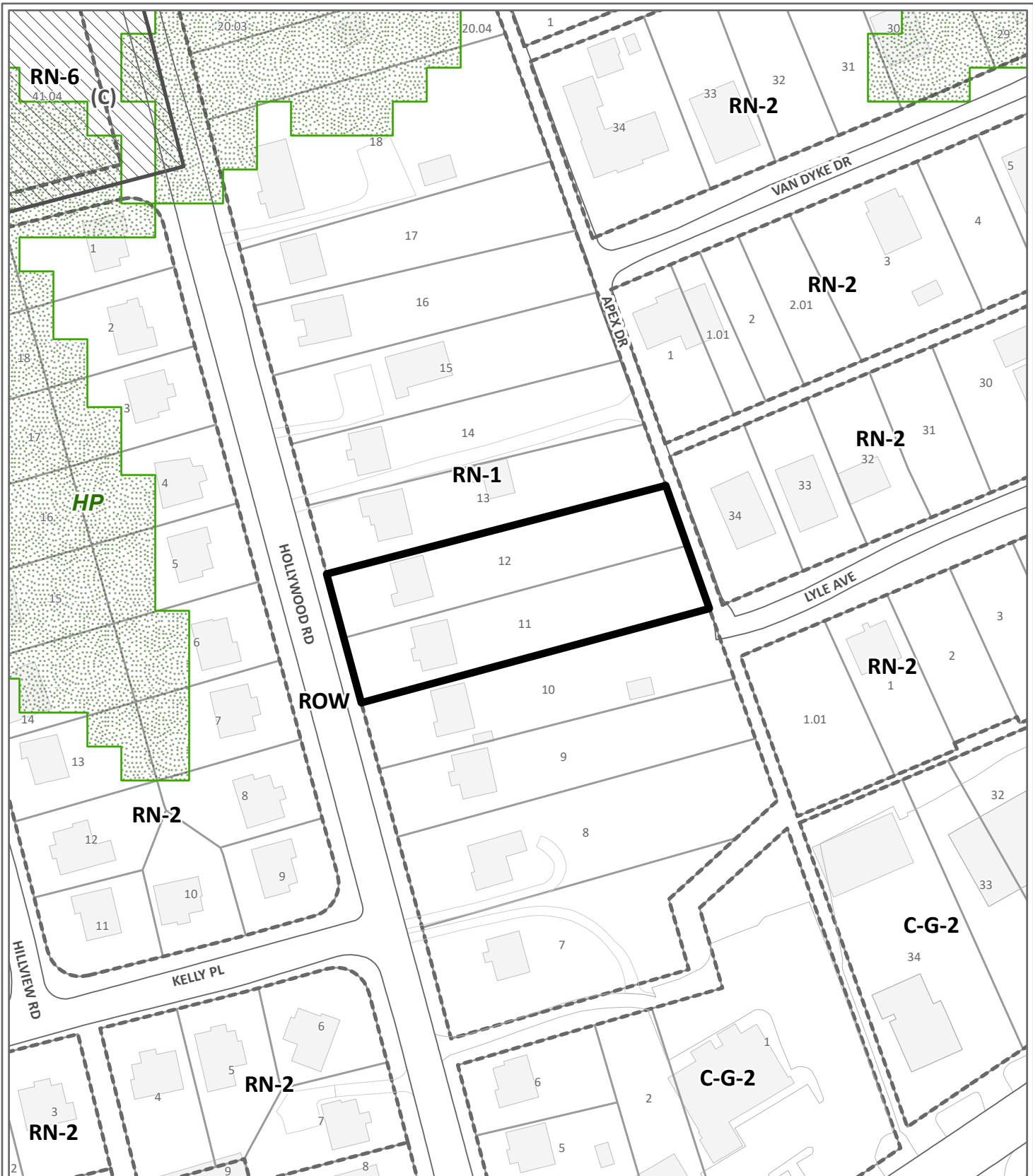
1. The property is served by sidewalks and have walkable access to the Bearden Greenway and transit stops along Sutherland Avenue. The frequency of transit service is planned to be improved (bus every 15 minutes) after the implementation of the KAT Reimagined network plan.
2. This is an urbanized area with adequate utility infrastructure provided by KUB.
3. The property is within walking distance of Pond Gap Elementary School, West High School, and UT RecSports Complex. It has access to several parks within one mile via transit and greenways, including the Third Creek Greenway Park.

ESTIMATED TRAFFIC IMPACT: Not applicable.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Pond Gap Elementary, Bearden Middle, and West High.

If approved, this item will be forwarded to Knoxville City Council for action on 4/2/2024 and 4/16/2024. 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

3-A-24-RZ

Petitioner: R. Jason Barnes



From: RN-1 (Single-Family Residential Neighborhood)

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

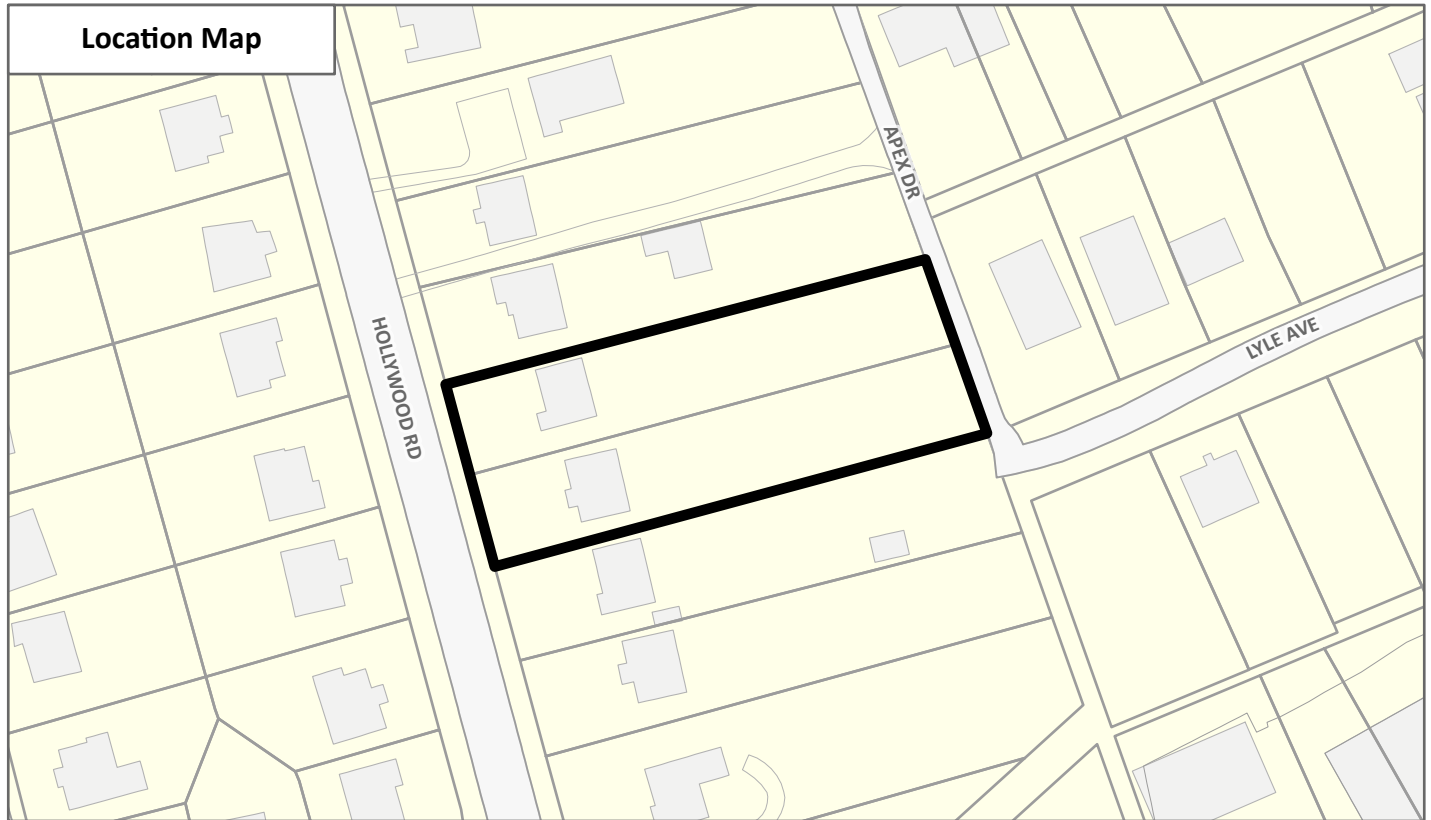
Map No: 107
Jurisdiction: City

Original Print Date: 2/2/2024
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



Exhibit A. Contextual Images

Location Map



Aerial Map

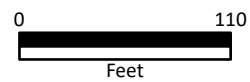


CONTEXTUAL MAPS 1

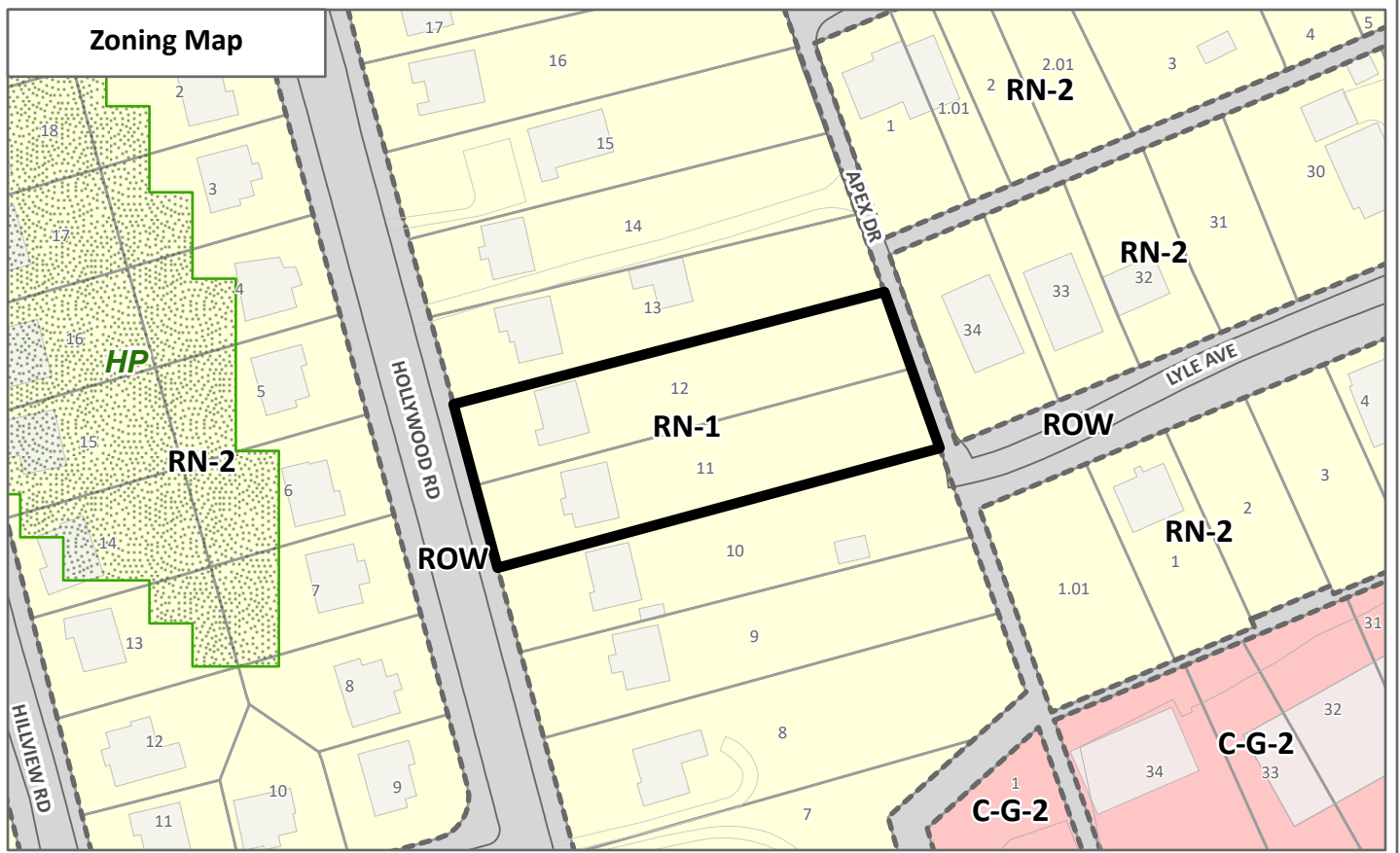
3-A-24-RZ



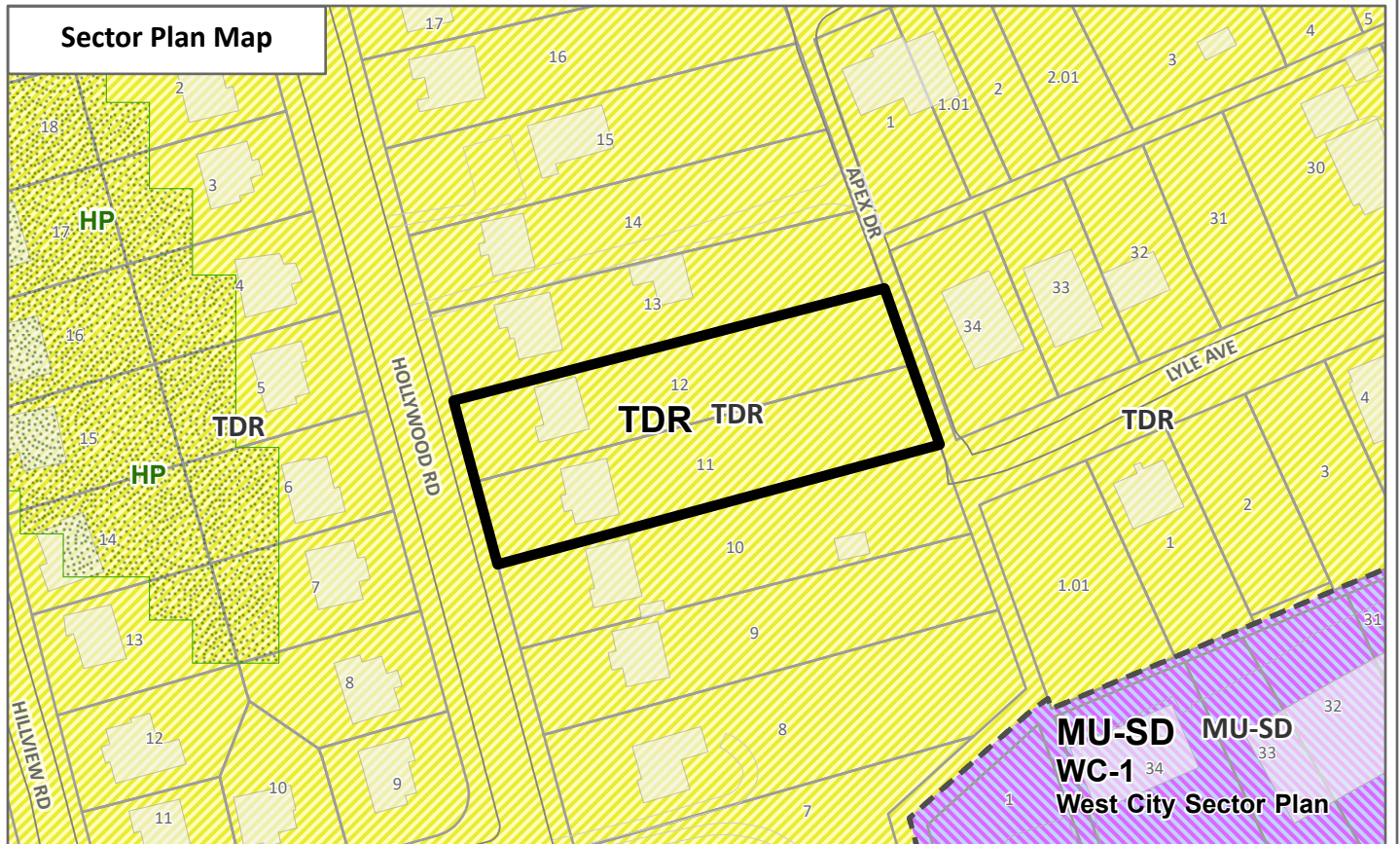
Case boundary



Zoning Map



Sector Plan Map



CONTEXTUAL MAPS 2

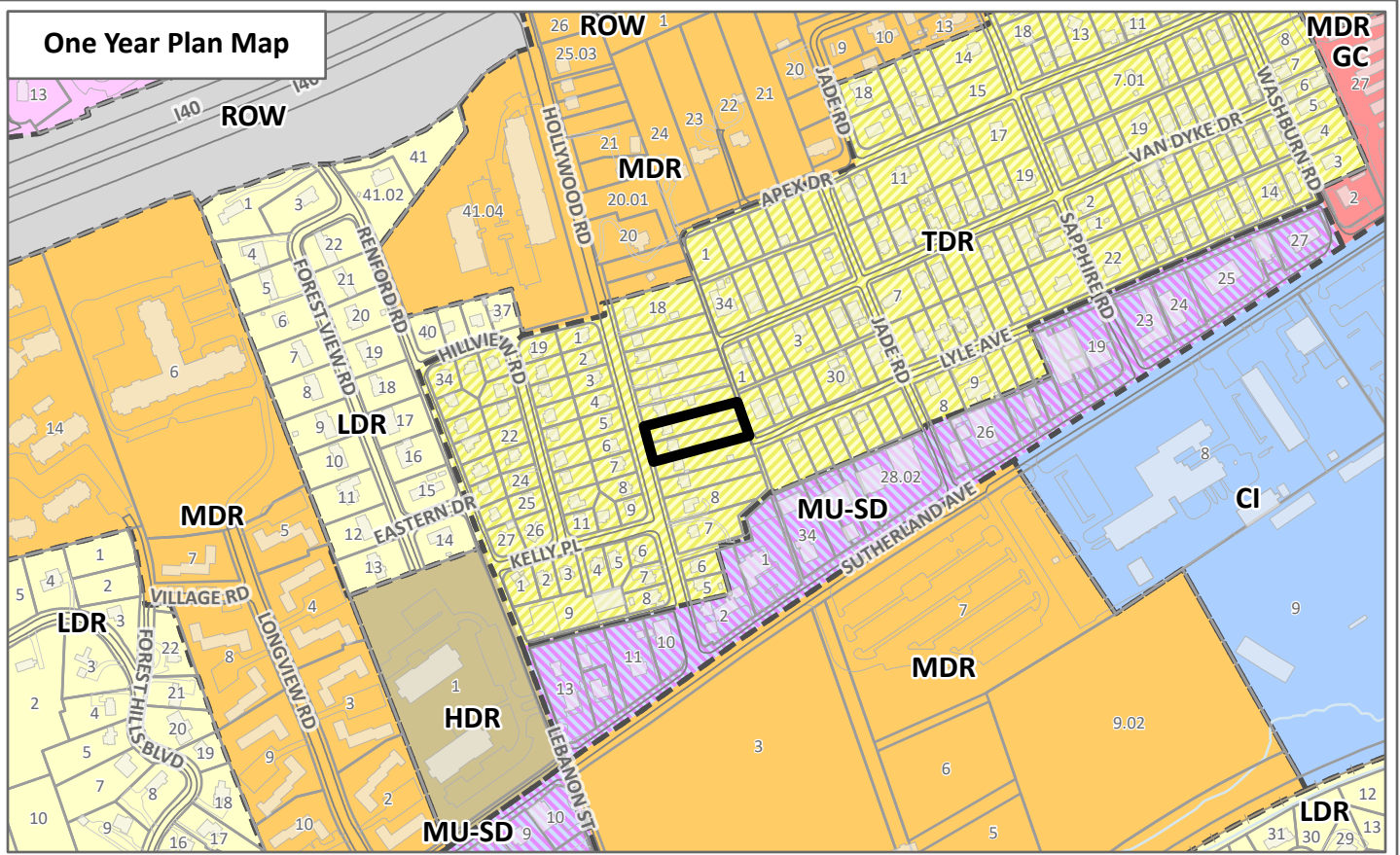
3-A-24-RZ



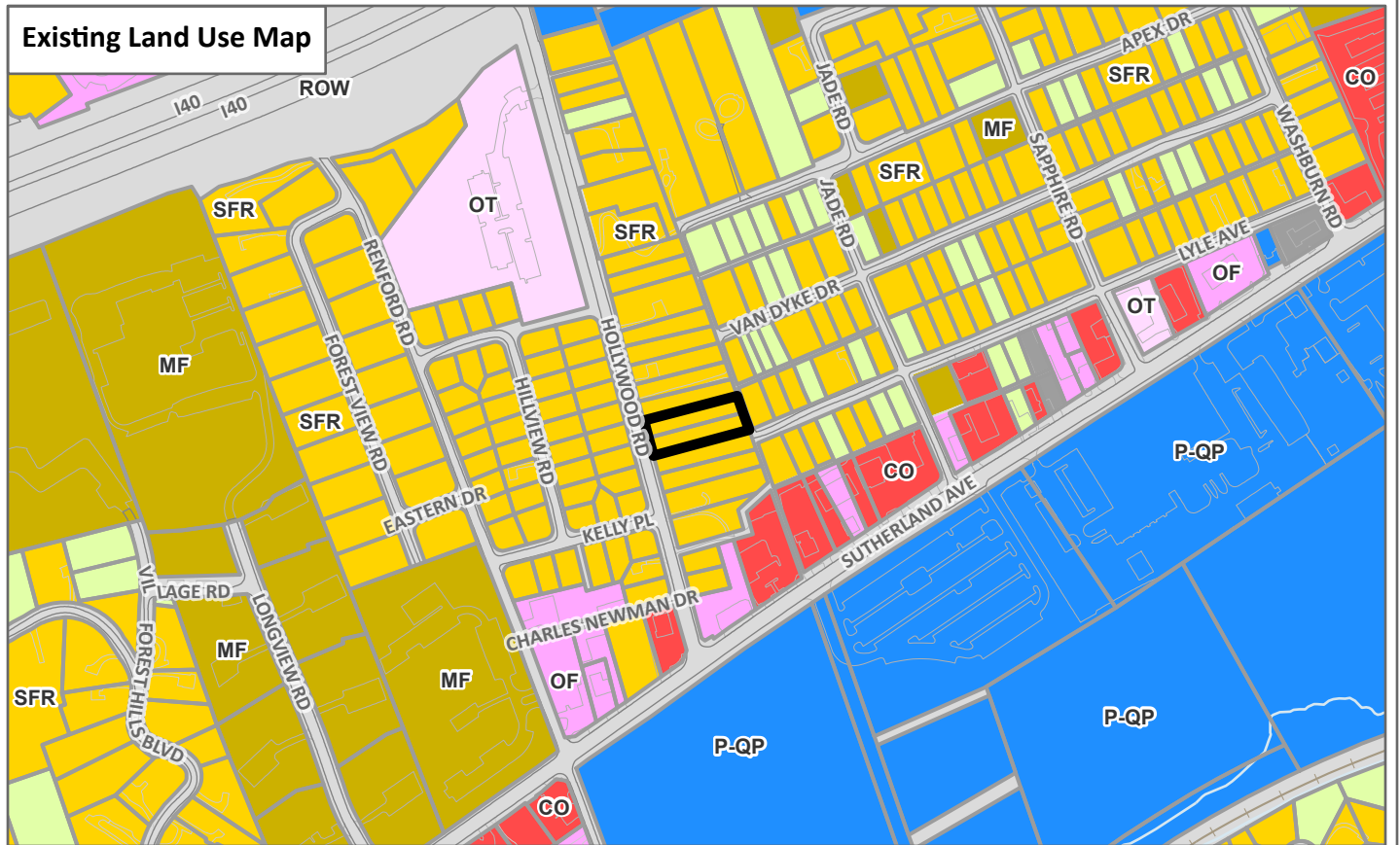
Case boundary



One Year Plan Map



Existing Land Use Map

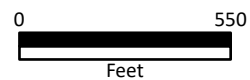


CONTEXTUAL MAPS 3

3-A-24-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

R. Jason Barnes

Applicant Name

Affiliation

1/19/2024

Date Filed

3/7/2024

Meeting Date (if applicable)

3-A-24-RZ

File Number(s)

CORRESPONDENCE

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

R. Jason Barnes Barnes Capital Management LLC

Name / Company

802 Lovell Rd Knoxville TN 37932

Address

865-599-3515 / barnes4315@yahoo.com

Phone / Email

CURRENT PROPERTY INFO

R. Jason Barnes Barnes Capital Manage

Owner Name (if different)

802 Lovell Rd Knoxville TN 37932

Owner Address

865-599-3515 / barnes4315@ya

Owner Phone / Email

610 HOLLYWOOD RD / 612 HOLLYWOOD RD

Property Address

107 F F 011, 012

Parcel ID

0.58 acres

Tract Size

Part of Parcel (Y/N)?

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

East side of Hollywood Rd, west side of Apex Dr, north of Sutherland Ave

General Location

City

Council District 6

RN-1 (Single-Family Residential Neighborhood)

Single Family Residential

County District

Zoning District

Existing Land Use

West City

Planning Sector

TDR (Traditional Neighborhood Residential)

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

ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change RN-2 (Single-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	Fee 1	Total
<input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	\$650.00	
ATTACHMENTS	Fee 2	
<input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request		
ADDITIONAL REQUIREMENTS	Fee 3	
<input type="checkbox"/> COA Checklist (Hillside Protection)		
<input type="checkbox"/> Design Plan Certification (Final Plat)		
<input type="checkbox"/> Site Plan (Development Request)		
<input type="checkbox"/> Traffic Impact Study		
<input type="checkbox"/> Use on Review / Special Use (Concept Plan)		

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	R. Jason Barnes Please Print	1/19/2024 Date
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Phone / Email		
Property Owner Signature	R. Jason Barnes Barnes Capital Management LLC Please Print	1/19/2024 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

Applicant Name: R. Jason Barnes Affiliation: _____

Date Filed: 1/18/24 Meeting Date (if applicable): _____

File Number(s)
3-A-24-RZ

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

Name: R. Jason Barnes Company: Barnes Capital Management LLC

Address: 802 Lovell Road City: Knoxville State: TN ZIP: 37932

Phone: 865-599-3515 Email: barnes4315@yahoo.com

CURRENT PROPERTY INFO

Property Owner Name (if different): Barnes Capital Management LLC Property Owner Address: 802 Lovell Rd Knox, TN 37932 Property Owner Phone: 865-599-3515

Property Address: 610 + 612 Hollywood Road Parcel ID: 107FF011 + 107FF012

Sewer Provider: KUB Water Provider: KUB Septic (Y/N): N

STAFF USE ONLY

General Location: _____ Tract Size: 27,149.50 sq ft (Combined)

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
 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 **RN-2**
 Proposed Zoning _____
 Plan Amendment Change _____
 Proposed Plan Designation(s) _____
 Proposed Density (units/acre) _____
 Previous Rezoning Requests _____
 Other (specify) _____

Pending Plat File Number

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)

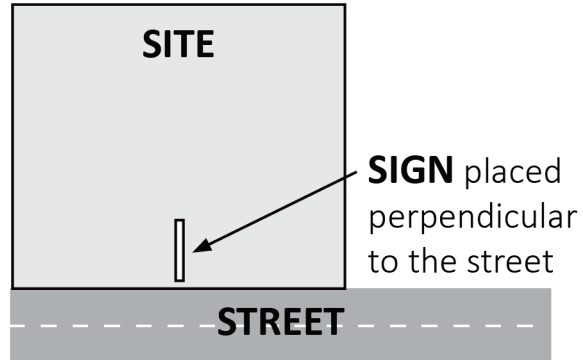
Fee 1	Total
Fee 2	
Fee 3	

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: 
 Please Print: **R. Jason Barnes**
 Date: **1/18/24**
 Phone Number: **865-599-3515**
 Email: **barnes4315@yahoo.com**
 Property Owner Signature: 
 Please Print: **Barnes Capital Management LLC**
 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:

_____ 02/23/2024 _____ and _____ 03/08/2024 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: R. Jason Barnes

Date: 01/22/2024

File Number: 3-A-24-RZ (610 & 612 Hollywood Road)

- Sign posted by Staff
- Sign posted by Applicant