

REZONING REPORT

▶ FILE #:	11-H-24-RZ	AGENDA ITEM #:	7
POSTPONEMENT(S):	11/14/2024	AGENDA DATE:	4/10/2025
▶ APPLICANT:	PARKER BARTHOLOMEW (OWNER)		
OWNER(S):	Parker Bartholomew BBB GP		
<hr/>			
TAX ID NUMBER:	81 O L 006	View map on KGIS	
JURISDICTION:	City Council District 6		
STREET ADDRESS:	912 W EMERALD AVE		
▶ LOCATION:	South side of W Emerald Ave, west of Sunrise St		
▶ APPX. SIZE OF TRACT:	5,547 square feet		
SECTOR PLAN:	Central City		
GROWTH POLICY PLAN:	N/A (Within City Limits)		
ACCESSIBILITY:	Access is via West Emerald Avenue, an unstriped local street with 25' of pavement width within a 40' right-of-way.		
UTILITIES:	Water Source: Knoxville Utilities Board Sewer Source: Knoxville Utilities Board		
FIRE DISTRICT:	Knoxville Fire Department		
WATERSHED:	Second Creek		
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▶ PRESENT ZONING:	RN-2 (Single-Family Residential Neighborhood)		
▶ ZONING REQUESTED:	RN-4 (General Residential Neighborhood)		
▶ EXISTING LAND USE:	Single Family Residential		
EXTENSION OF ZONE:	No, this is not an extension.		
HISTORY OF ZONING:	The subject property was rezoned, along with many parcels on nearby streets, from R-2 (General Residential) to R1-A (Low Density Residential) in 1985 (7-K-85-RZ).		
SURROUNDING LAND USE AND ZONING:	North: Agriculture/forestry/vacant land, single family residential - RN-2 (Single-Family Residential Neighborhood) South: Public/quasi-public land (church) - RN-2 (Single-Family Residential Neighborhood) East: Single family residential - RN-2 (Single-Family Residential Neighborhood) West: Agriculture/forestry/vacant land, single family residential - RN-2 (Single-Family Residential Neighborhood)		
NEIGHBORHOOD CONTEXT:	This neighborhood is predominantly composed of single family homes in a grid pattern just west of I-75. It is situated between the Lonsdale and Mechanicsville neighborhoods to the north and south, respectively. The Western Heights development is a block to the southwest, and Beaumont Magnet Academy Elementary School is nearby to the southwest.		

STAFF RECOMMENDATION:

- **Deny the RN-4 (General Residential Neighborhood) district because it is inconsistent with the intent of the zoning ordinance.**

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. There are significant ongoing development changes occurring in this area of West Knoxville. Knoxville's Community Development Corporation (KCDC) is implementing its Transforming Western Heights redevelopment project nearby to the southwest. A new Head Start preschool was opened in 2022, and additional residential, mixed use, commercial, and public park space is under construction or planned to occur with slated funded.
2. These changing conditions and amenities would support more residential development in the surrounding neighborhood. However, this potential is already available via the new Middle Housing standards in Article 4.6 of the zoning code, adopted in 2024. The Middle Housing standards permit more intensive residential development than would otherwise be allowed in the existing RN-2 (Single-Family Residential Neighborhood) zoning district on the subject property. These standards only apply to properties that have the TDR (Traditional Neighborhood Residential) land use designation, which is how the subject property is classified. A rezoning to the RN-4 (General Residential Neighborhood) district is not warranted in this context.

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

1. The requested RN-4 (General Residential Neighborhood) district is intended to accommodate mixed medium density residential development in areas characterized by such development or potential. RN-4 zoning has dimensional standards for single-family, duplex, townhouse and multifamily developments, none of which are met by the subject property's narrow lot width and/or area.
2. This property is already nonconforming with the dimensional standards of its current RN-2 zoning because it does not meet the 50-ft minimum lot width. A key distinction between RN-2 and RN-4 is that the RN-4 district permits more than one principal use. Rezoning a lot of this size to a more intensive district could lead to a manipulation of the Nonconforming Lot of Record rules in Article 17.3.A. These rules state that a lot of record rendered nonconforming by its contemporary zoning's minimum lot area and/or width requirements may be used for a permitted or special use allowed within that zoning district. Combining this Article with the Middle Housing standards under RN-4 could be used to pursue multiple multifamily residential buildings on a lot that is slightly over 5,000 square feet.
3. Under Article 4.6 pertaining to Middle Housing, the subject lot meets the dimensional standards for consideration of a duplex, triplex or fourplex in its current RN-2 zoning. More residential intensity under RN-4 zoning is not necessary.

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. Continuing to upzone lots that are already nonconforming with their existing zoning district compromises the integrity of the zoning code. Approving such requests may set a precedent for intensive residential development that is out of character with the City's more historic, TDR neighborhoods, where there is already ample development potential through the Middle Housing standards.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE KNOXVILLE-KNOX COUNTY GENERAL PLAN AND ITS COMPONENT PARTS, INCLUDING ADOPTED SECTOR PLANS, CORRIDOR PLANS, AND RELATED DOCUMENTS.

1. The proposed rezoning is inconsistent with the General Plan's Development Policy 8.1 to develop infill housing that is compatible with neighboring residences in scale, design, and site layout. It is also misaligned with Development Policy 9.3 to ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities. With multi-unit development potential already attainable under the Middle Housing standards with the RN-2 district, RN-4 zoning could result in a scale and intensity of development that is grossly out of character with the single-family residential neighborhood where the subject property is located.

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:

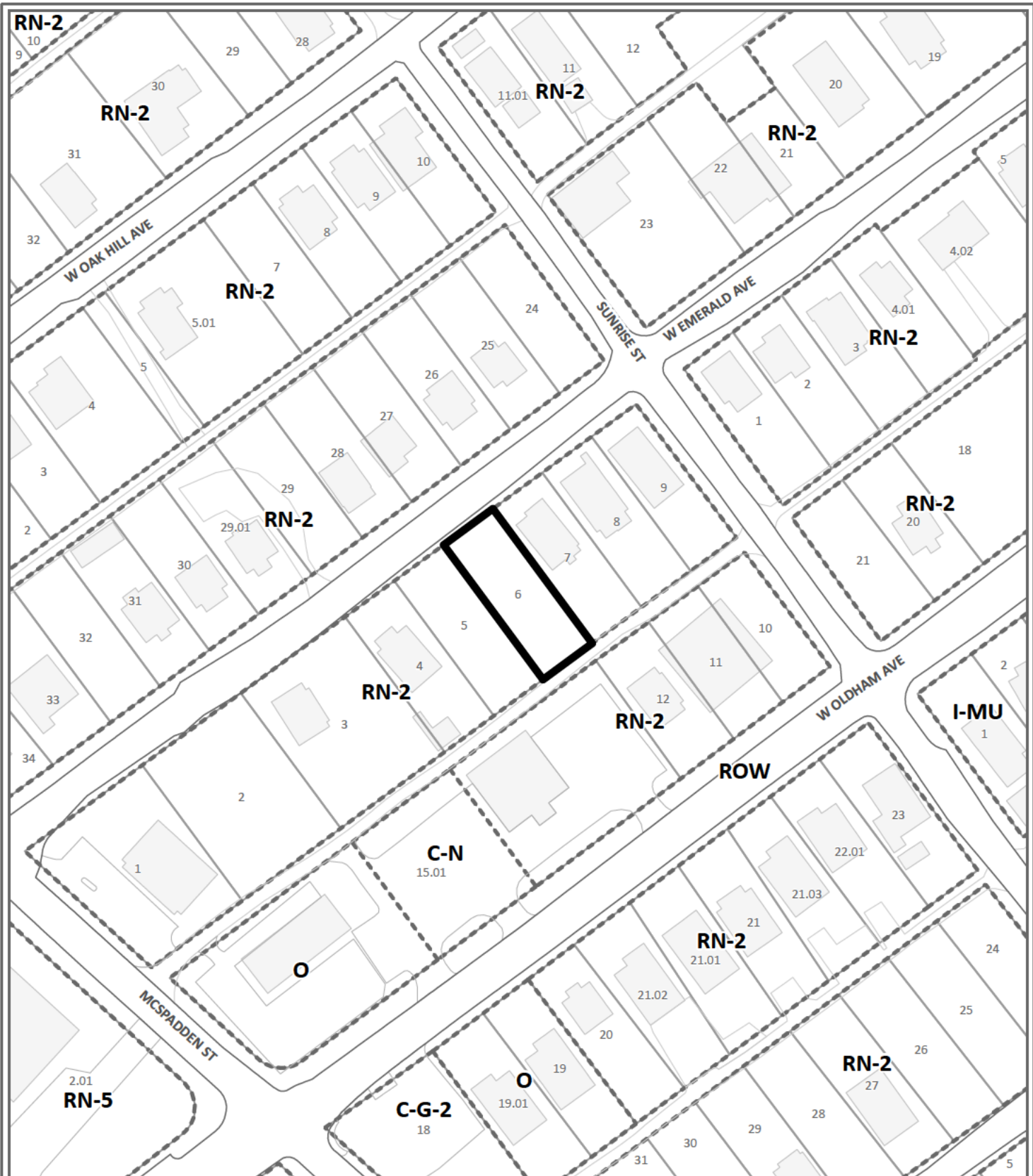
1. This property is in an urbanized area with ample utility and community facility infrastructure.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Beaumont Magnet, Northwest Middle, and Fulton High.

If approved, this item will be forwarded to Knoxville City Council for action on 5/13/2025 and 5/27/2025. 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

11-H-24-RZ

Petitioner: Parker Bartholomew



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

To: RN-4 (General Residential Neighborhood)

Original Print Date: 10/9/2024

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

Map No: 81

Jurisdiction: City

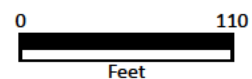
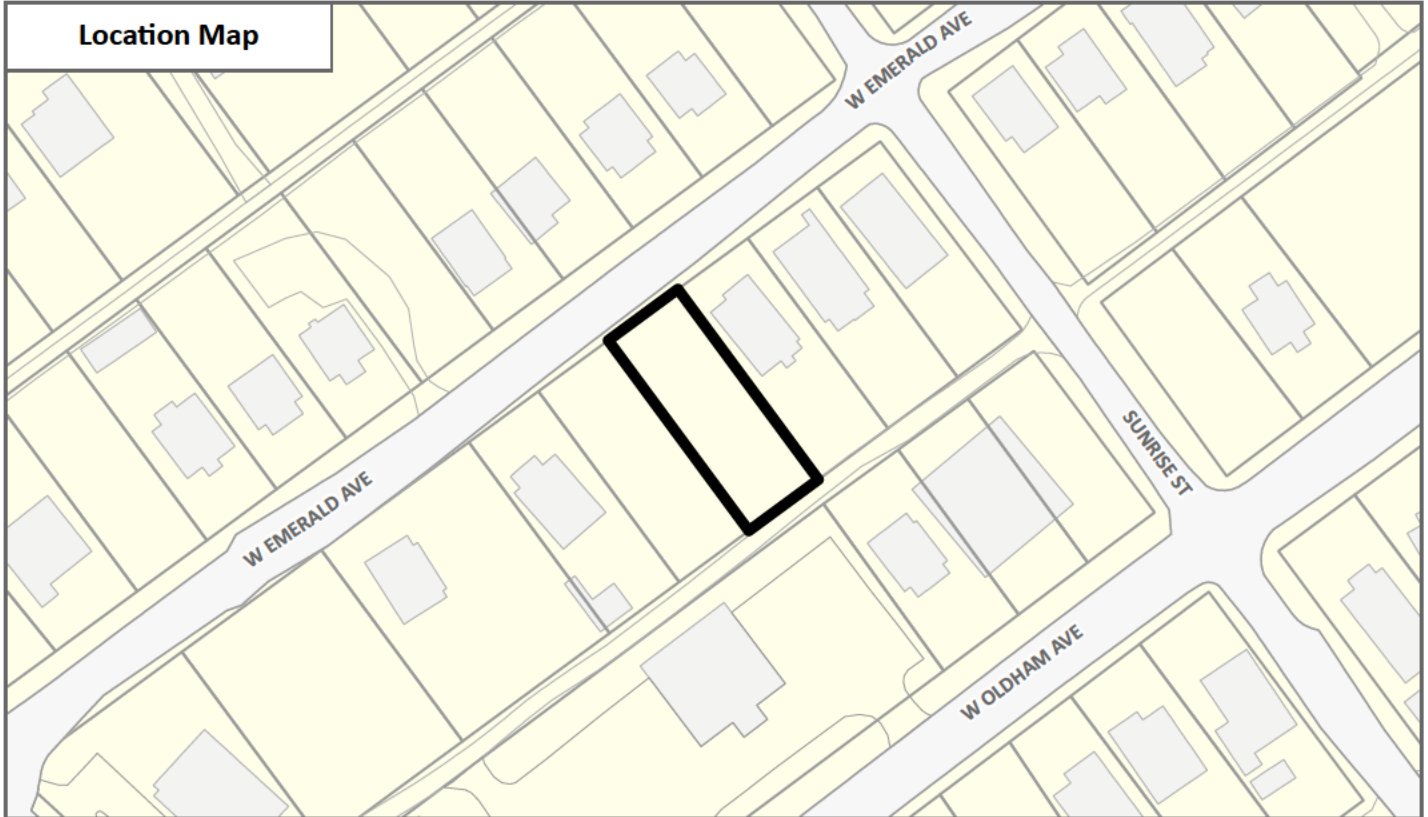


Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

11-H-24-RZ

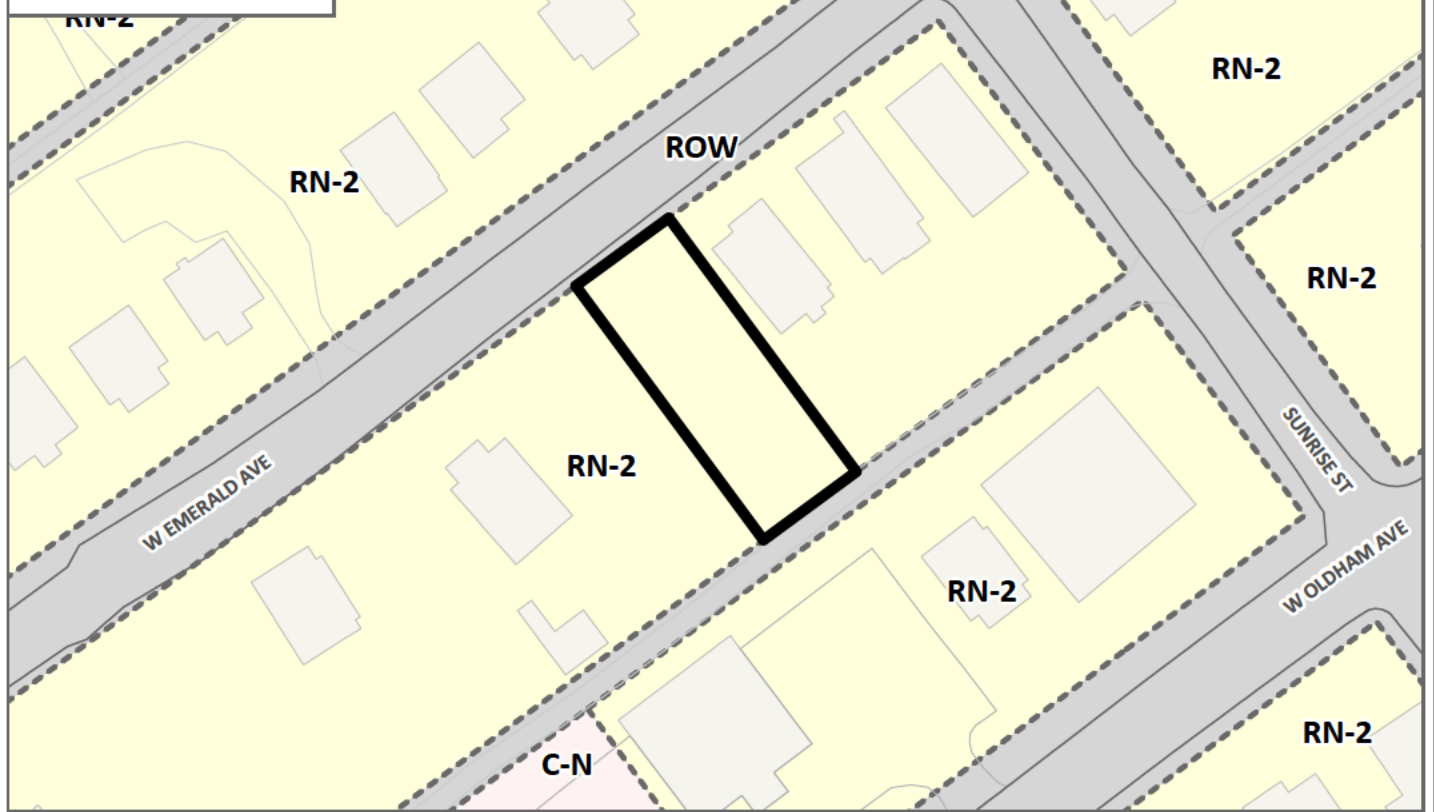


Case boundary

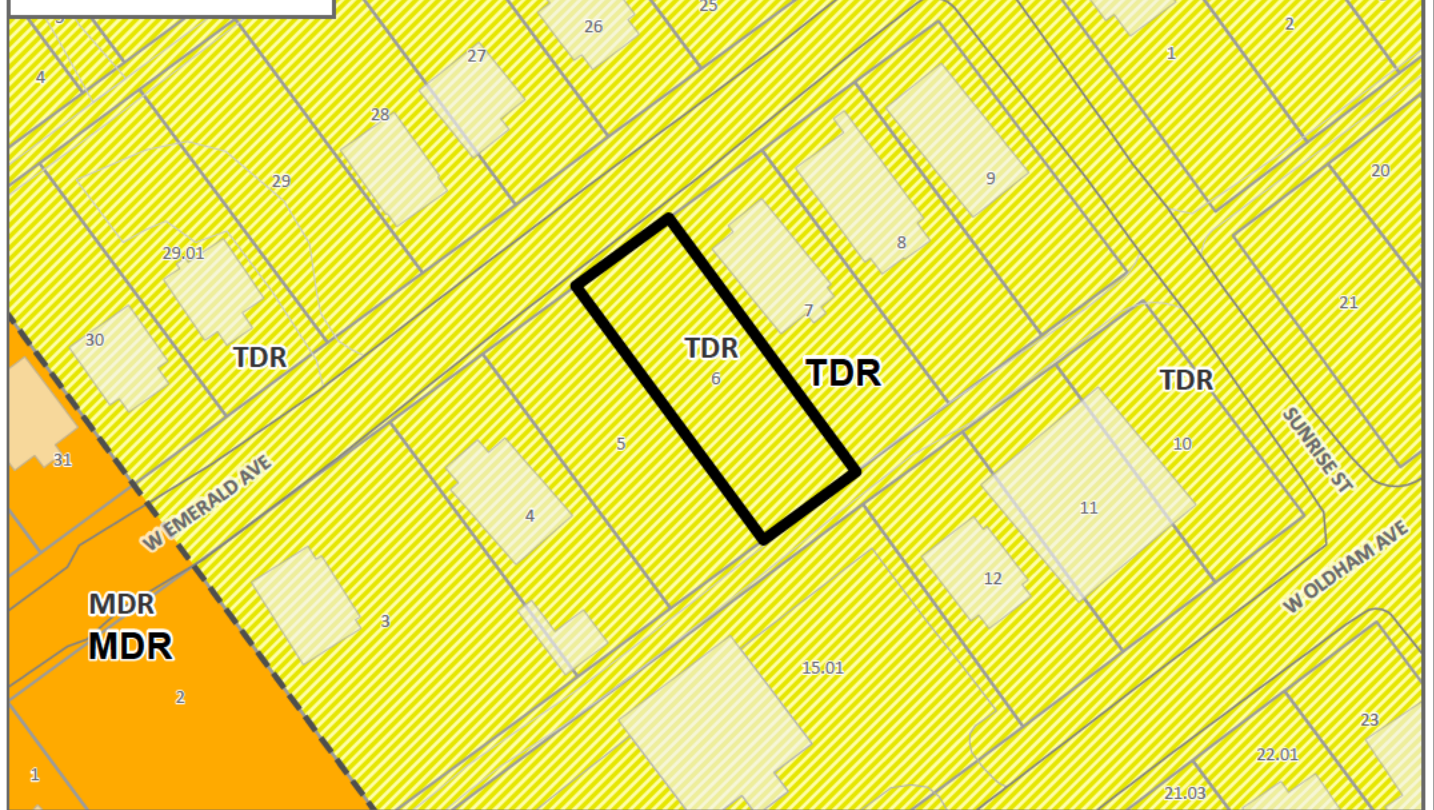
0 110
Feet



Zoning Map



Sector Plan Map

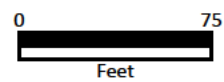


CONTEXTUAL MAPS 2

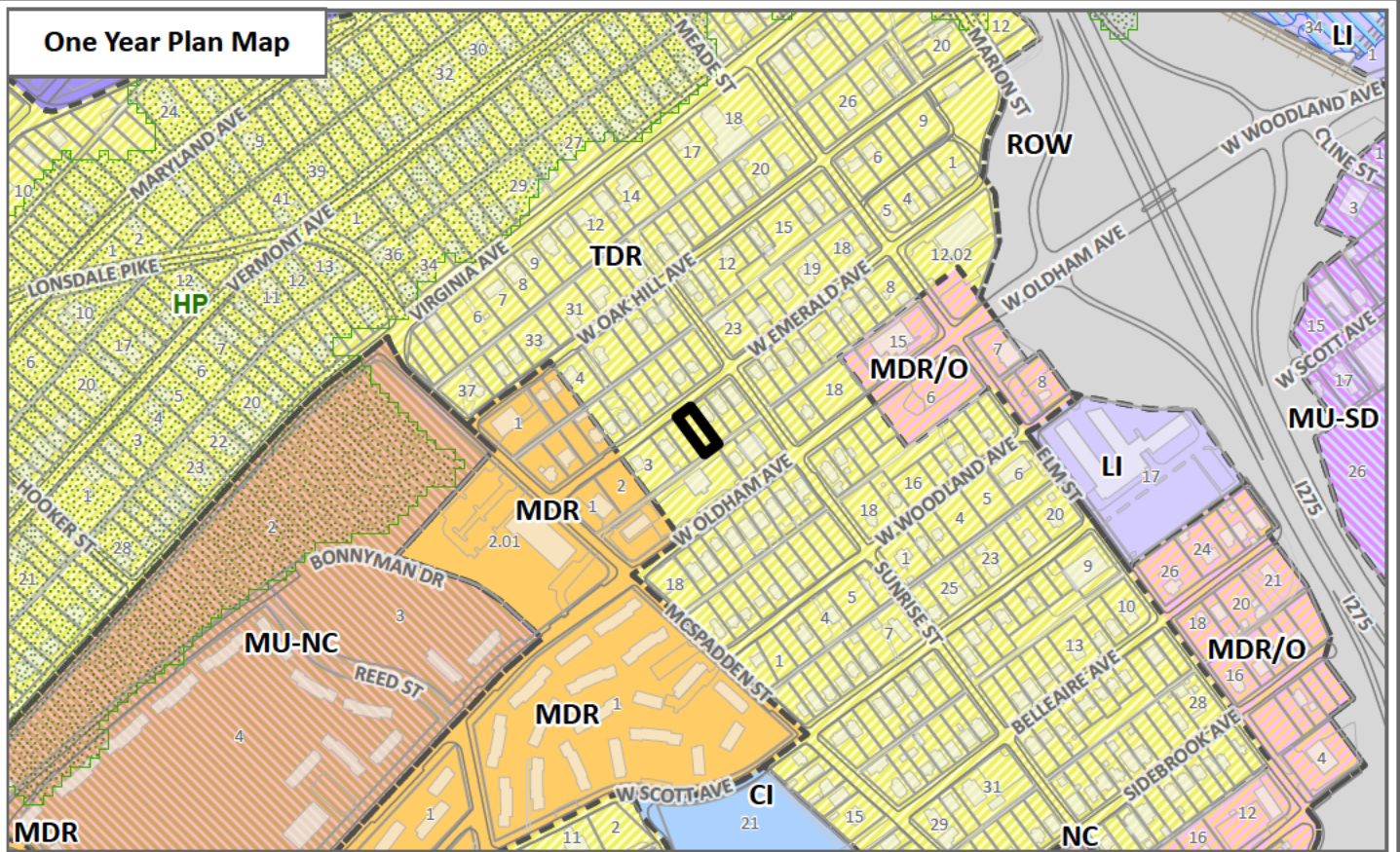
11-H-24-RZ



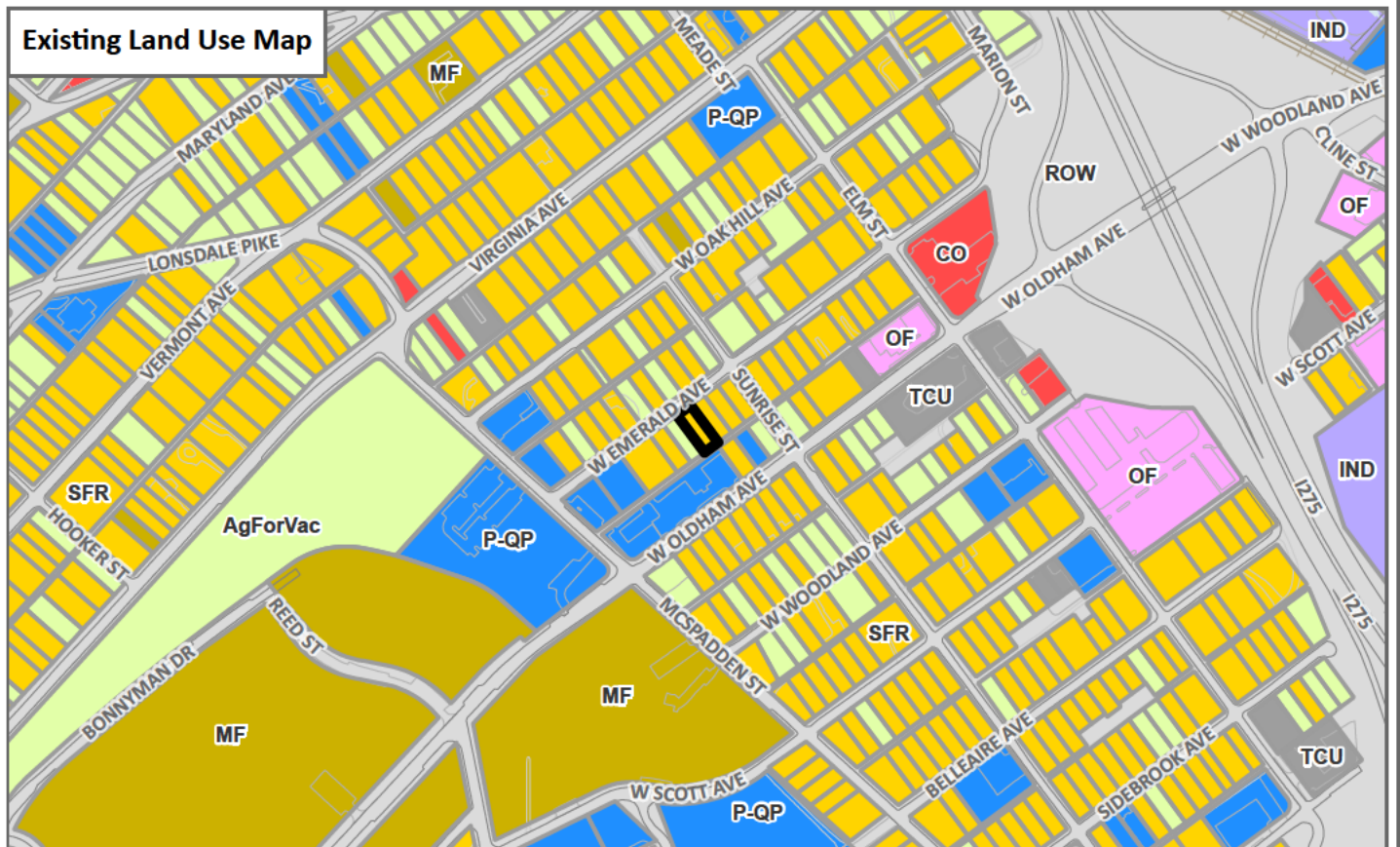
Case boundary



One Year Plan Map



Existing Land Use Map

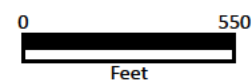


CONTEXTUAL MAPS 3

11-H-24-RZ



Case boundary



(1) Download and fill out this form at your convenience.
(2) Sign the application digitally (or print, sign, and scan).

(3) Either print the completed form and bring it to the Knoxville-Knox County Planning offices
OR email it to applications@knoxplanning.org

Reset Form



Development Request

DEVELOPMENT

- ☐ Development Plan
- ☐ Planned Development
- ☐ Use on Review / Special Use
- ☐ Hillside Protection COA

SUBDIVISION

- ☐ Concept Plan
- ☐ Final Plat

ZONING

- ☐ Plan Amendment
 - ☐ SP
 - ☐ PA
- ☐ Rezoning

Parker Bartholomew

Owner

Applicant Name

Affiliation

9/19/24

11/14/24

File Number(s)

Date Filed

Meeting Date (if applicable)

11-H-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

Parker Bartholomew

BBB GP

Name

Company

342 Troy Circle

Knoxville

TN

37919

Address

City

State

ZIP

865.228.9375

Phone

Email

CURRENT PROPERTY INFO

BBB GP

342 Troy Circle

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

912 Emerald Ave

081OL006

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

City; SE side of W Emerald Ave, West of Sunrise St

COMMUNITY ENGAGEMENT

Sign and return the **Public Notice & Community Engagement** form with this application.

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.**

View Form

JULY 2024

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-4

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
☐ Amendment Request (*Comprehensive Plan*)

ADDITIONAL REQUIREMENTS

☐ Use on Review / Special Use (*Concept Plan*)
☐ Traffic Impact Study
☐ COA Checklist (*Hillside Protection*)

Fee 1

0801

Fee 2

Fee 3

Total

\$650.00

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

Parker Bartholomew

Please Print

9/19/24

Date

865.228.9375

Phone Number

Email



Property Owner Signature

Parker Bartholomew

Please Print

09/23/2024, SG

Date Paid



Public Notice and Community Engagement

Sign Posting and Removal

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.

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.

Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s).

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

11/01/2024

11/15/24

Date to be Posted

Date to be Removed

Have you engaged the surrounding property owners to discuss your request?

☐ Yes ☐ No

☐ No, but I plan to prior to the Planning Commission meeting

Parker Bartholomew

9/19/24

Applicant Signature

Applicant Name

Date

11-H-24-RZ

FILE NUMBER