

# REZONING REPORT

▶ **FILE #:** 11-H-24-RZ

**AGENDA ITEM #:** 15

**AGENDA DATE:** 11/14/2024

▶ **APPLICANT:** PARKER BARTHOLOMEW (OWNER)

OWNER(S): Parker Bartholomew, BBB GP

TAX ID NUMBER: 81 O L 006

[View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 912 W EMERALD AVE

▶ **LOCATION:** Southeast side of W Emerald Ave, southwest 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 W Emerald Avenue, an unstriped local street with 25 ft of pavement width within a 40-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Second Creek

▶ **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 funding
2. These changing conditions and amenities would support more residential development in the surrounding neighborhood, and this potential is already available via the new Middle Housing standards in Article 4.6 of the zoning code. The Middle Housing provision permits 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. The subject lot meets the dimensional standards for consideration of a duplex, triplex or fourplex under its current zoning. 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 RN-4 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 width and/or lot area.
2. This property is nonconforming with the dimensional standards of its current RN-2 zoning because it does not meet the 50-ft minimum lot width. Rezoning a lot of this size to a more intensive district would conflict with the existing code, and could lead to a request to utilize the Nonconforming Lot of Record rules in Article 17.3, which allow any use typically permitted in a zone, even if the lot width and/or area requirements are not being met.
3. The main difference between RN-2 and RN-4 is that the RN-4 district permits more than one primary use. Approval of the requested RN-4 district paired with the Middle Housing standards being utilized could result in development that is far more intensive than the immediately surrounding single-family neighborhood.

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 zoning and 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 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:

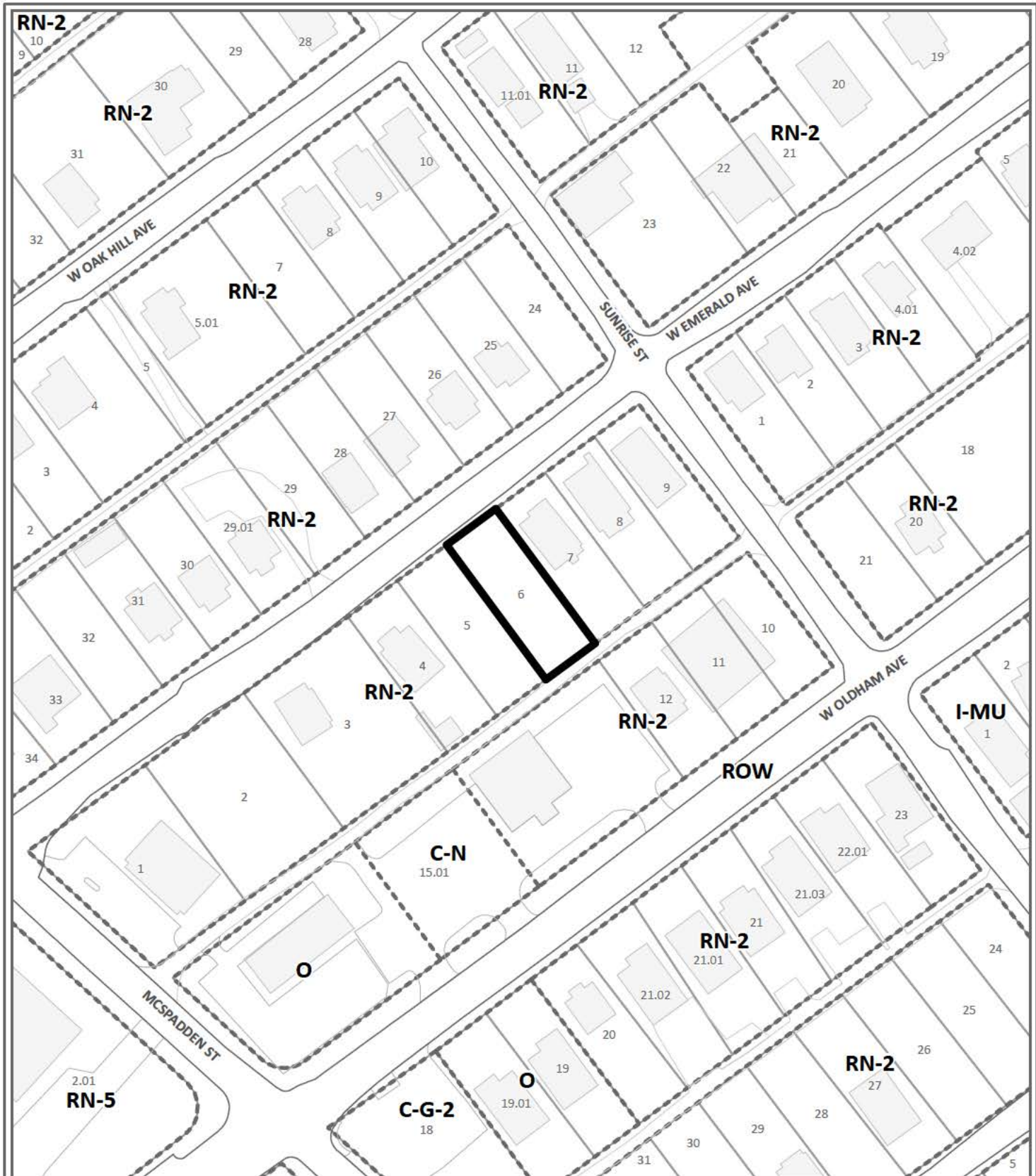
1. This property is in an urbanized area with ample utility and community facility infrastructure.

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 12/10/2024 and 1/7/2025. 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**

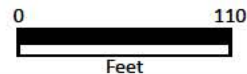
**Petitioner:** Parker Bartholomew



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

**To:** RN-4 (General Residential Neighborhood)

**Map No:** 81  
**Jurisdiction:** City

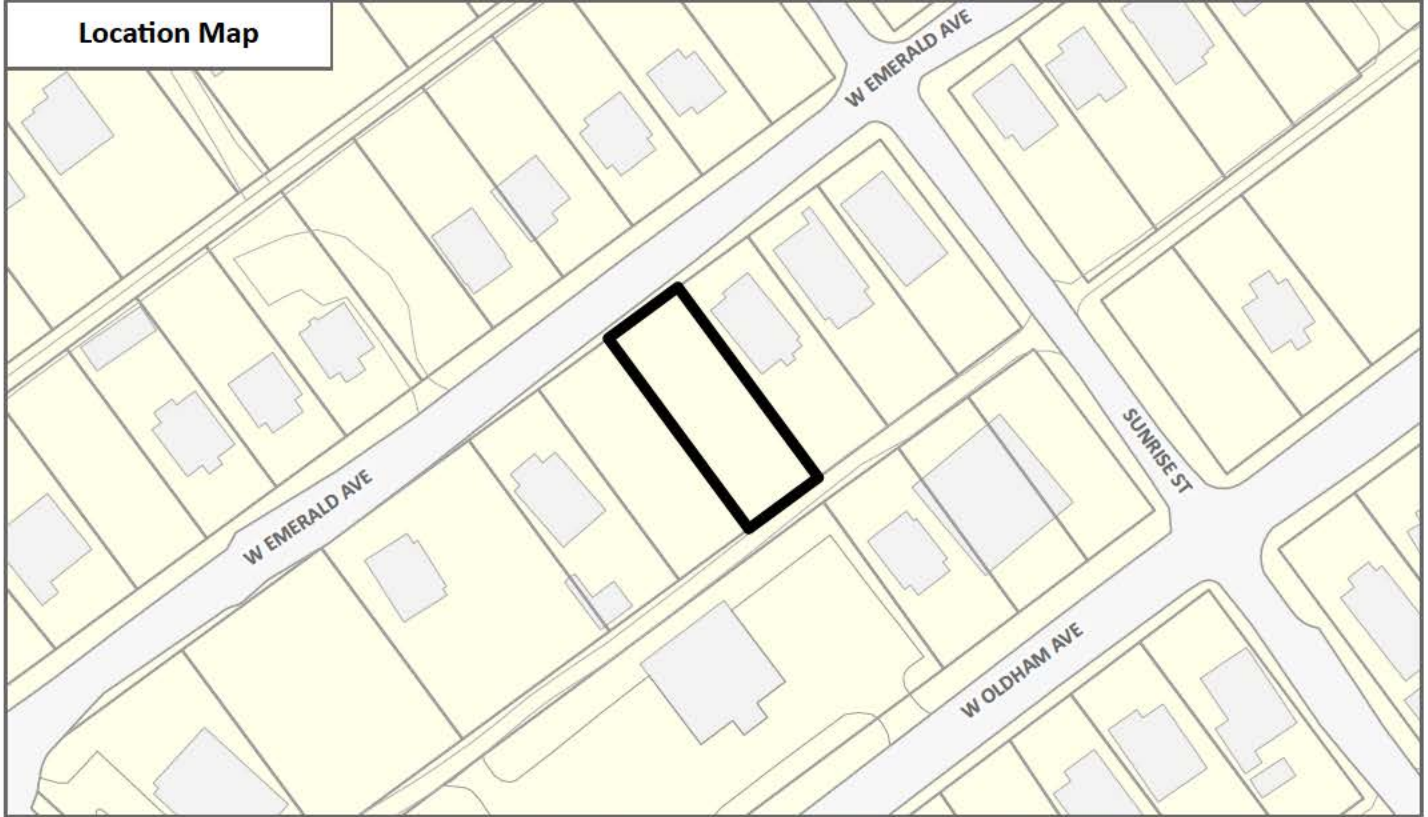


**Original Print Date:** 10/9/2024

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

# Exhibit A. Contextual Images

Location Map



Aerial Map

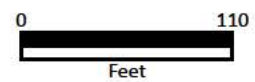


CONTEXTUAL MAPS 1

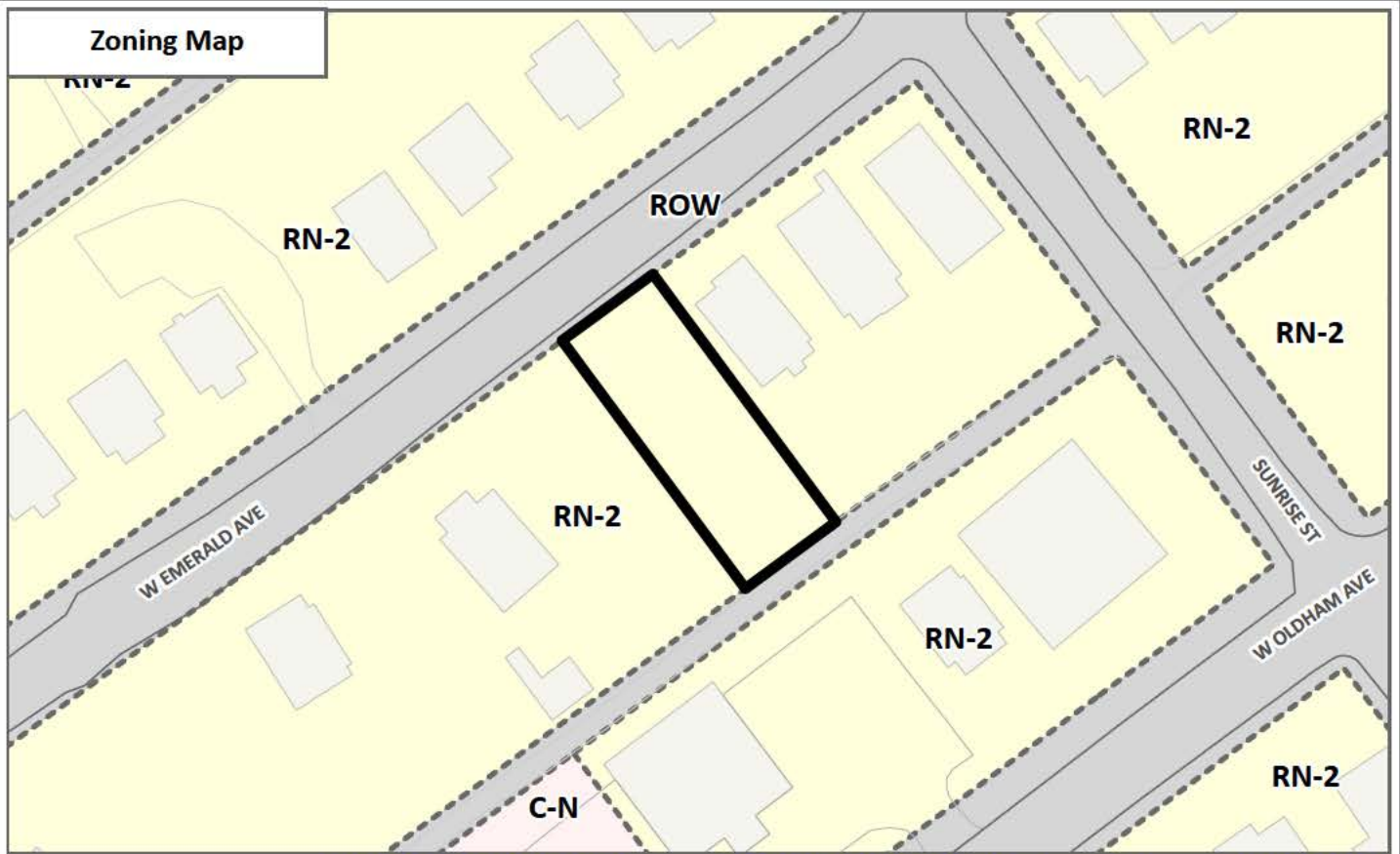
11-H-24-RZ



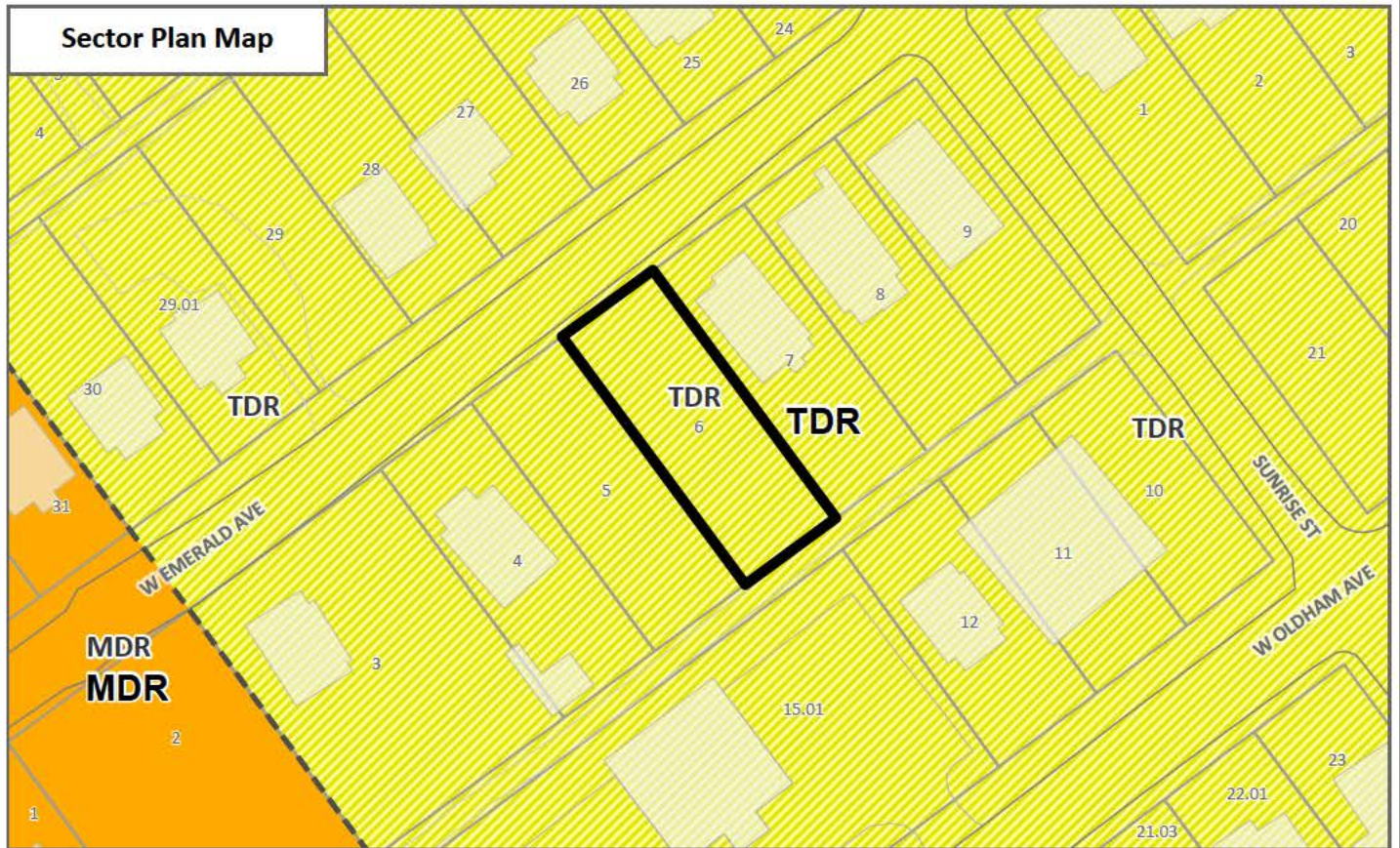
Case boundary



**Zoning Map**



**Sector Plan Map**

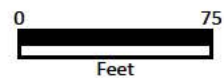


**CONTEXTUAL MAPS 2**

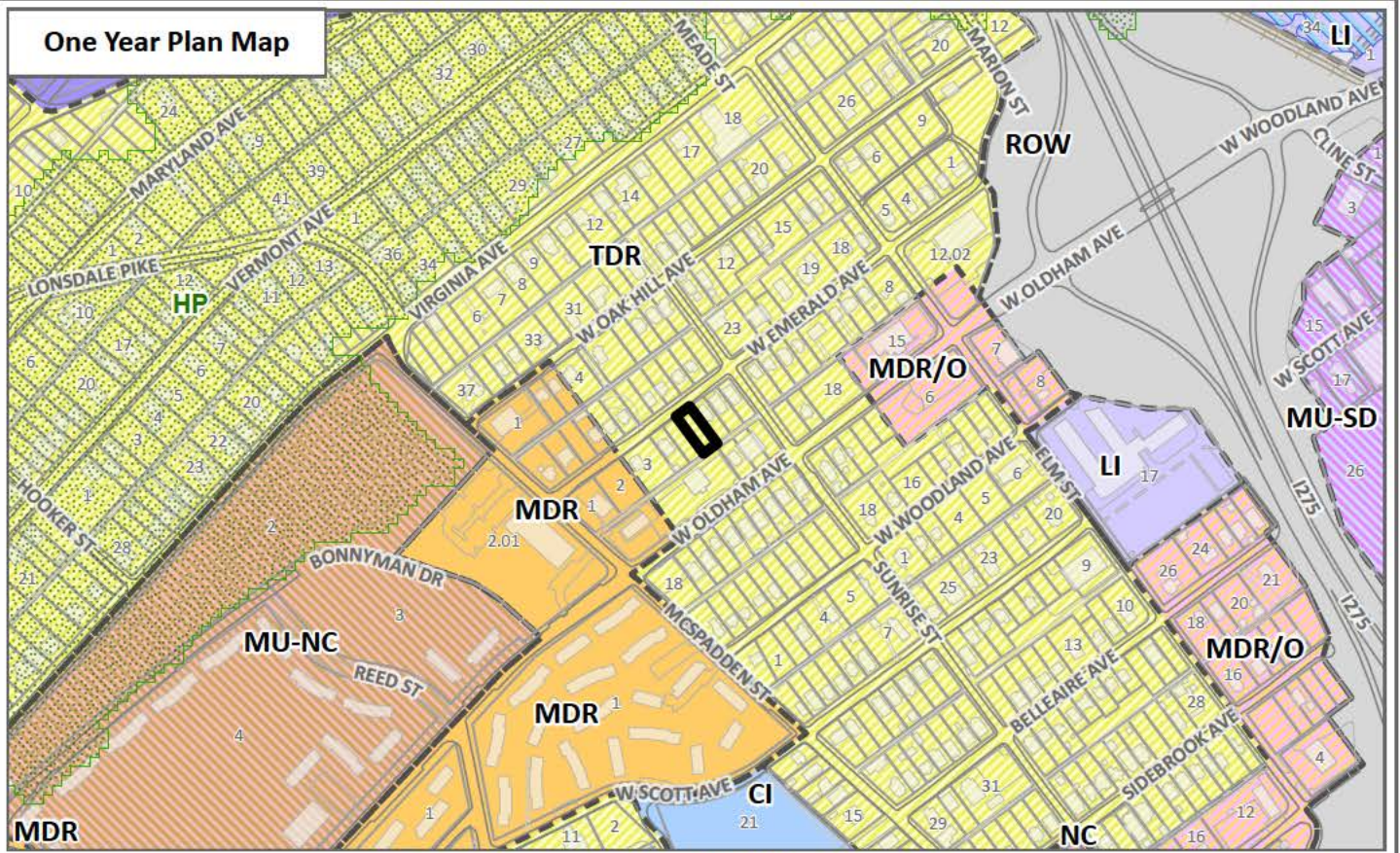
11-H-24-RZ



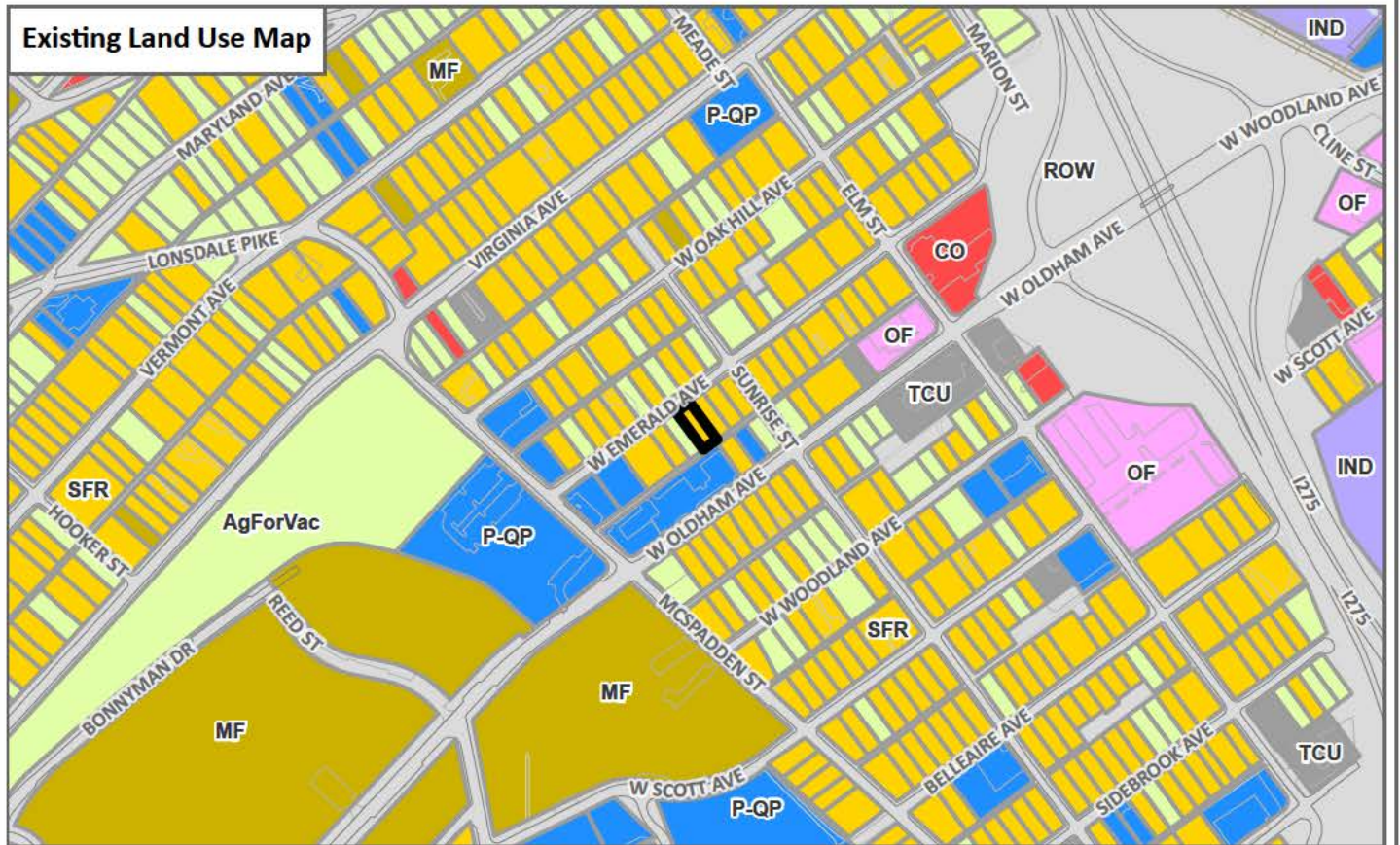
Case boundary



**One Year Plan Map**



**Existing Land Use Map**

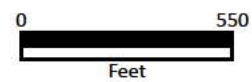


**CONTEXTUAL MAPS 3**

11-H-24-RZ



Case boundary





# Development Request

## DEVELOPMENT

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

## SUBDIVISION

- Concept Plan
- Final Plat

## ZONING

- Rezoning
- Plan Amendment
  - Sector Plan
  - City OYP / County Comp Plan

**Parker Bartholomew**

**Owner**

Applicant Name

Affiliation

**9/23/2024**

**11/14/2024**

**11-H-24-RZ**

Date Filed

Meeting Date (if applicable)

File Number(s)

## CORRESPONDENCE

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

**Parker Bartholomew BBB GP**

Name / Company

**342 Troy Cir Knoxville TN 37919**

Address

**865-228-9375 / [REDACTED]**

Phone / Email

## CURRENT PROPERTY INFO

**Parker Bartholomew BBB GP**

**342 Troy Cir Knoxville TN 37919**

**865-228-9375 / prb101@gmail.c**

Owner Name (if different)

Owner Address

Owner Phone / Email

**912 W EMERALD AVE**

Property Address

**81 O L 006**

**5547 square feet**

Parcel ID

Part of Parcel (Y/N)?

Tract Size

**Knoxville Utilities Board**

**Knoxville Utilities Board**

**No**

Sewer Provider

Water Provider

Septic (Y/N)

## COMMUNITY ENGAGEMENT

*Sign and return the Public Notice and 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.***



## 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	<b>RN-4 (General Residential Neighborhood)</b> Proposed Zoning	Pending Plat File Number
<input type="checkbox"/> Plan Amendment	Proposed Plan Designation(s)	
Proposed Density (units/acre)    Previous Rezoning Requests		
Additional Information _____		

## STAFF USE ONLY

<b>PLAT TYPE</b> <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	Fee 1	Total
<b>ATTACHMENTS</b> <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request <input type="checkbox"/> Amendment Request (Comprehensive Plan)	<b>\$650.00</b>	
<b>ADDITIONAL REQUIREMENTS</b> <input type="checkbox"/> Use on Review / Special Use (Concept Plan) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist (Hillside Protection)	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	<b>Parker Bartholomew</b> Please Print	<b>9/23/2024</b> Date
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Phone / Email		
Property Owner Signature	<b>Parker Bartholomew BBB GP</b> Please Print	<b>9/23/2024</b> Date

(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	[REDACTED]		
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.*

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[View Form](#)

## 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)

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  
 Amendment Request (*Comprehensive Plan*)

### ADDITIONAL REQUIREMENTS

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

Fee 1		Total
0801		\$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

Parker Bartholomew

9/19/24

Please Print

Date

865.228.9375

Phone Number

Email

  
Property Owner Signature

Parker Bartholomew

09/23/2024, SG

Please Print

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