

REZONING REPORT

▶ **FILE #:** 3-C-25-RZ

AGENDA ITEM #: 9

AGENDA DATE: 3/13/2025

▶ **APPLICANT:** DAVID VARNER

OWNER(S): Josh Mullins

TAX ID NUMBER: 71 P G 005

[View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 107 MEADOW VIEW RD

▶ **LOCATION:** Southwest corner of Holston Dr & Meadow View Rd

▶ **APPX. SIZE OF TRACT:** 0.68 acres

SECTOR PLAN: East City

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

ACCESSIBILITY: Access is via Meadow View Road, a local street with a pavement width which varies between 17 and 20 ft within a 47-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Love Creek

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

▶ **ZONING REQUESTED:** RN-4 (General Residential Neighborhood)

▶ **EXISTING LAND USE:** Public/Quasi Public Land (vacant church)

EXTENSION OF ZONE: No, this is not an extension.

HISTORY OF ZONING: Request to rezone from R-1 (Single Family Residential) to C-3 (General Commercial) was denied in 1998 (7-K-97-RZ).

SURROUNDING LAND USE AND ZONING: North: Commercial - C-H-2 (Highway Commercial)

South: Single family residential, multifamily residential - RN-2 (Single-Family Residential Neighborhood)

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

West: Multifamily residential - RN-5 (General Residential Neighborhood)

NEIGHBORHOOD CONTEXT: This area includes the Burlington and Meadowview Neighborhoods and is characterized by a mix of commercial and residential uses. Commercial uses include a grocery store and other retail and office establishments on the north side of Holston Drive. Residential development is comprised of a mix of single family and multifamily dwellings.

STAFF RECOMMENDATION:

▶ **Approve the RN-4 (General Residential Neighborhood) district because it is consistent with surrounding development and supported by residential amenities.**

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. In 2019, the property adjacent to the subject parcel to the west was rezoned from the RN-2 (Single-Family Residential Neighborhood) district to the RN-5 (General Residential Neighborhood) district. In 2020, Knoxville's Community Development Corporation (KCDC) built a 48-unit affordable apartment complex called the Burlington Commons, which replaced what was previously a mobile home park.
2. This kind of multifamily development is consistent with other established apartment communities along this section of Holston Drive, including Point East apartments to the west and Stratford Arms apartments to the east.
3. The requested rezoning from the RN-2 to the RN-4 (General Residential Neighborhood) district is compatible with changing conditions and established multi-unit development in this area. It is also supported by numerous residential amenities, which include sidewalks on both sides of Holston drive, pedestrian access to two bus lines including a bus stop abutting the property, a Kroger grocery store directly across the street, and numerous service-oriented businesses within walking distance. Thomas 'Tank' Strickland Park and the Burlington Library are also located 1/3 mile to the east.

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

1. The purpose of the RN-4 zoning district is to accommodate mixed medium density residential development, including single-family, duplex, townhouse and low-rise multi-family dwellings. The RN-4 District is intended to be applied to neighborhoods that are characterized by such mixed residential development, or that have been identified as areas where such development would be suitable in the future.
2. This property is at the edge of the Meadowview neighborhood amidst a mix of residential development that includes multifamily dwellings. While it is accessed on the local street of Meadow View Rd, it is also accessible off Holston Drive, a minor collector street. This location meets the intent of the RN-4 district.

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. This property is ideally located for consideration of more intensive residential development, and the rezoning is not anticipated to have any adverse effect on surrounding properties or the City.

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 requested RN-4 district is consistent with the subject property's TDR (Traditional Neighborhood Residential) land use classification in the East City Sector Plan and the One Year Plan. It is noteworthy that the TDR land use qualifies this property for development under the Article 4.6 Middle Housing Standards, which permits more house-scale multifamily development by right.
2. The property is located at the edge of the Martin Luther King Jr. Avenue Corridor Plan, and the proposed rezoning does not conflict with any of the recommendations of that 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:

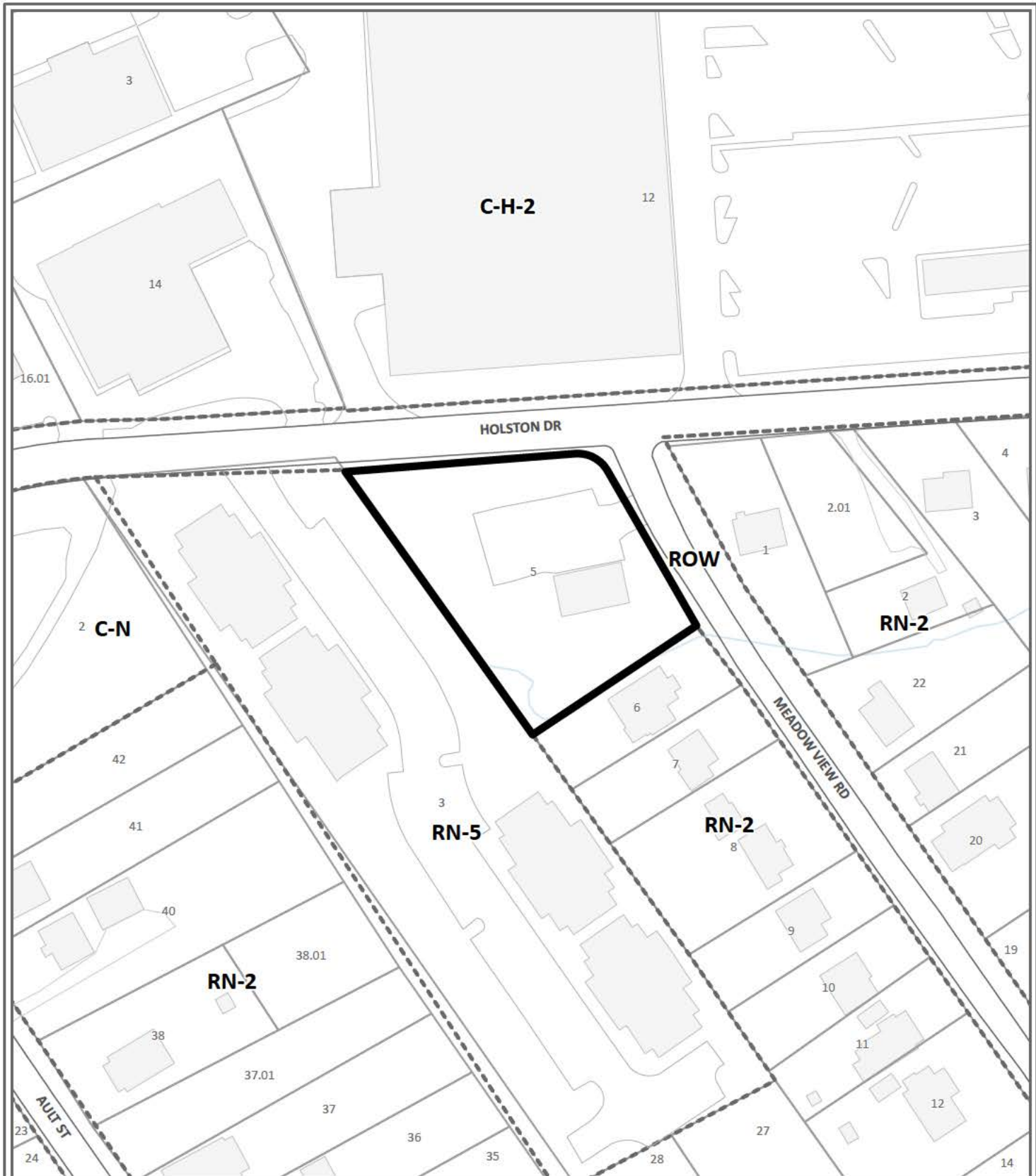
1. The subject property is located in an urbanized area with ample utility and infrastructure capacity for more residential development. It is served by sidewalks, transit, and numerous commercial and public amenities as well.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Ritta Elementary, Holston Middle, and Austin East High.

If approved, this item will be forwarded to Knoxville City Council for action on 4/1/2025 and 4/29/2025. 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

3-C-25-RZ

Petitioner: David Varner

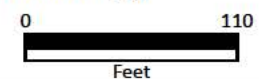


From: RN-2 (Single-Family Residential Neighborhood)

To: RN-4 (General Residential Neighborhood)

Map No: 71

Jurisdiction: City

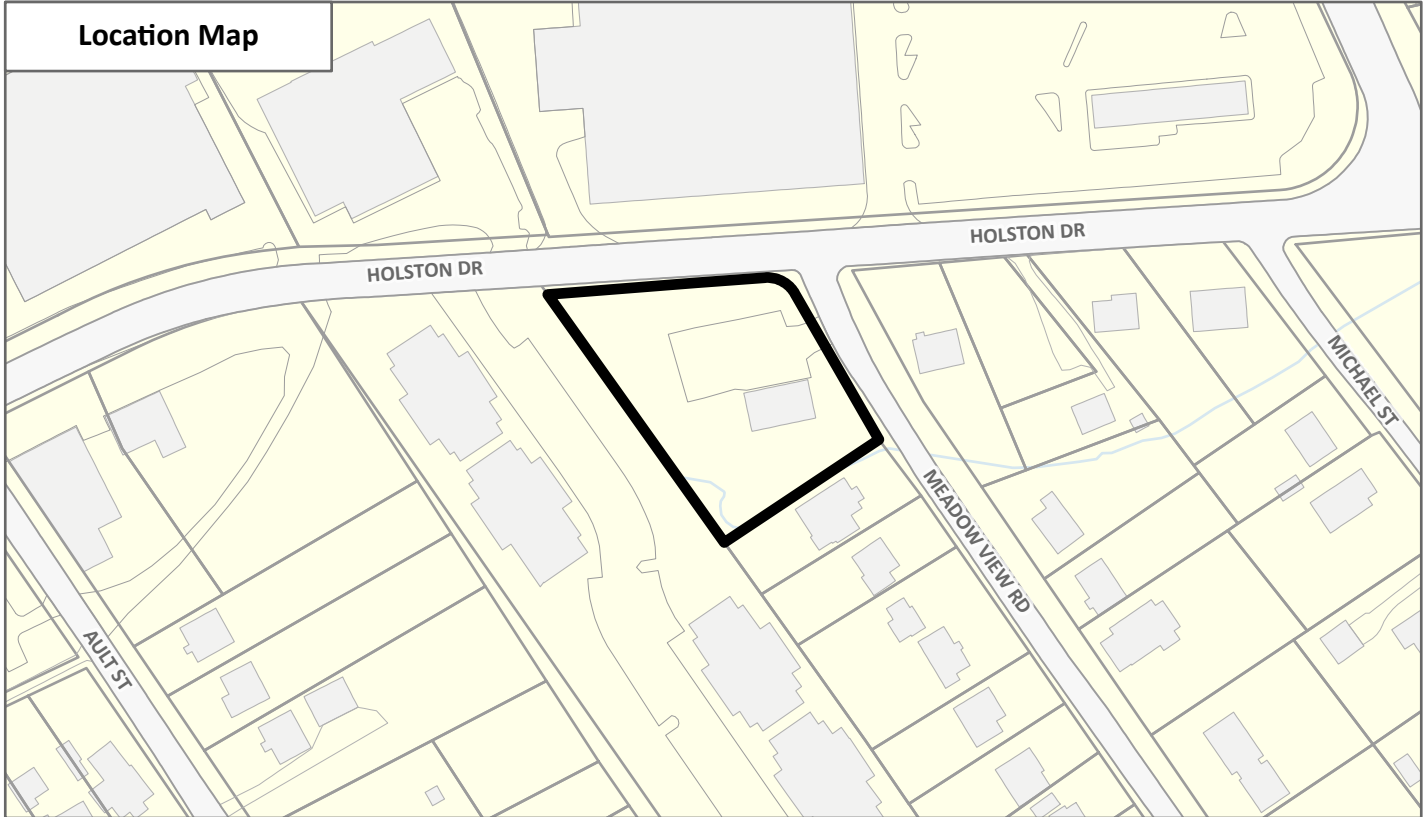


Original Print Date: 1/31/2025

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

Exhibit A. Contextual Images

Location Map



Aerial Map

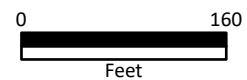


CONTEXTUAL MAPS 1

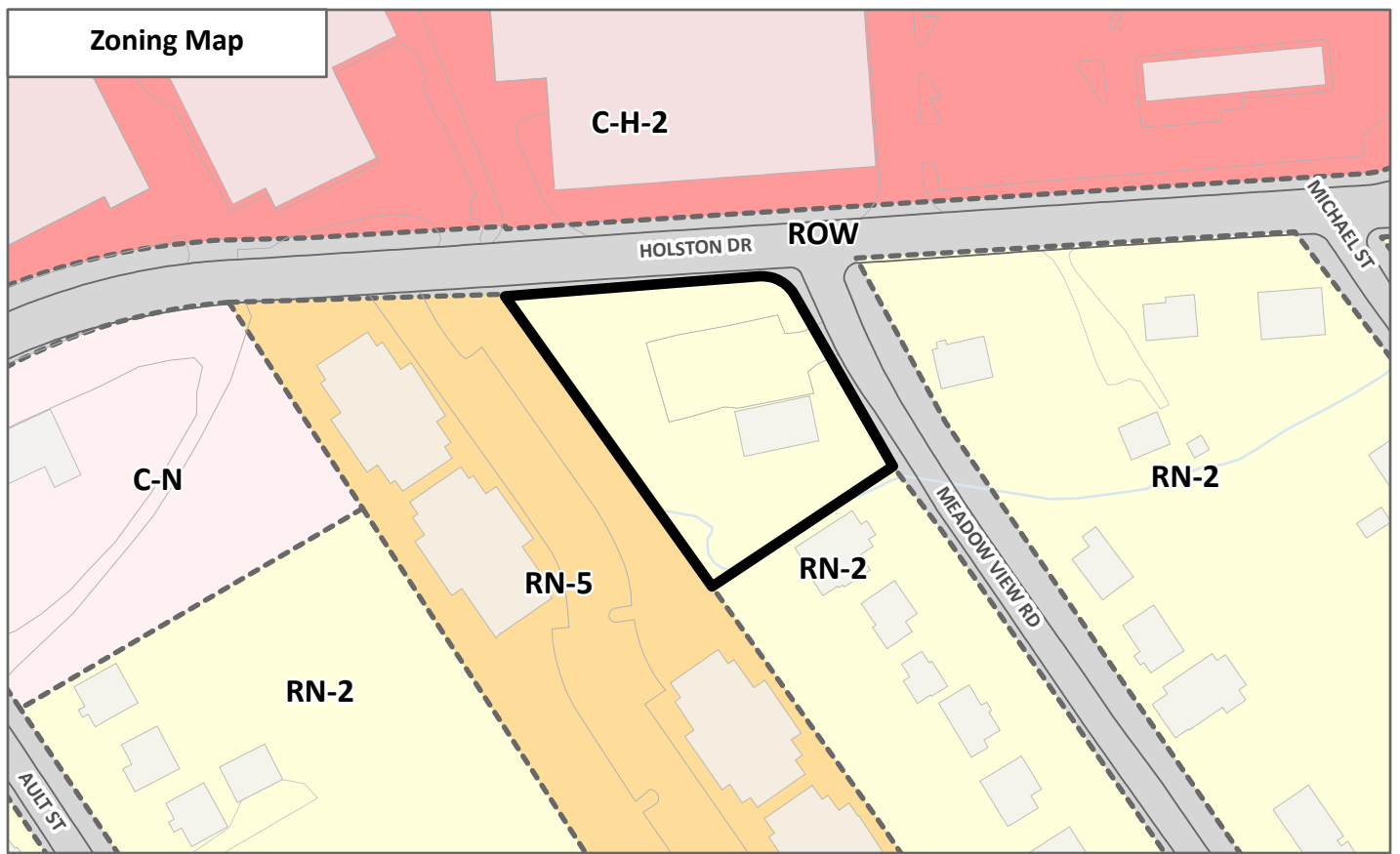
3-C-25-RZ



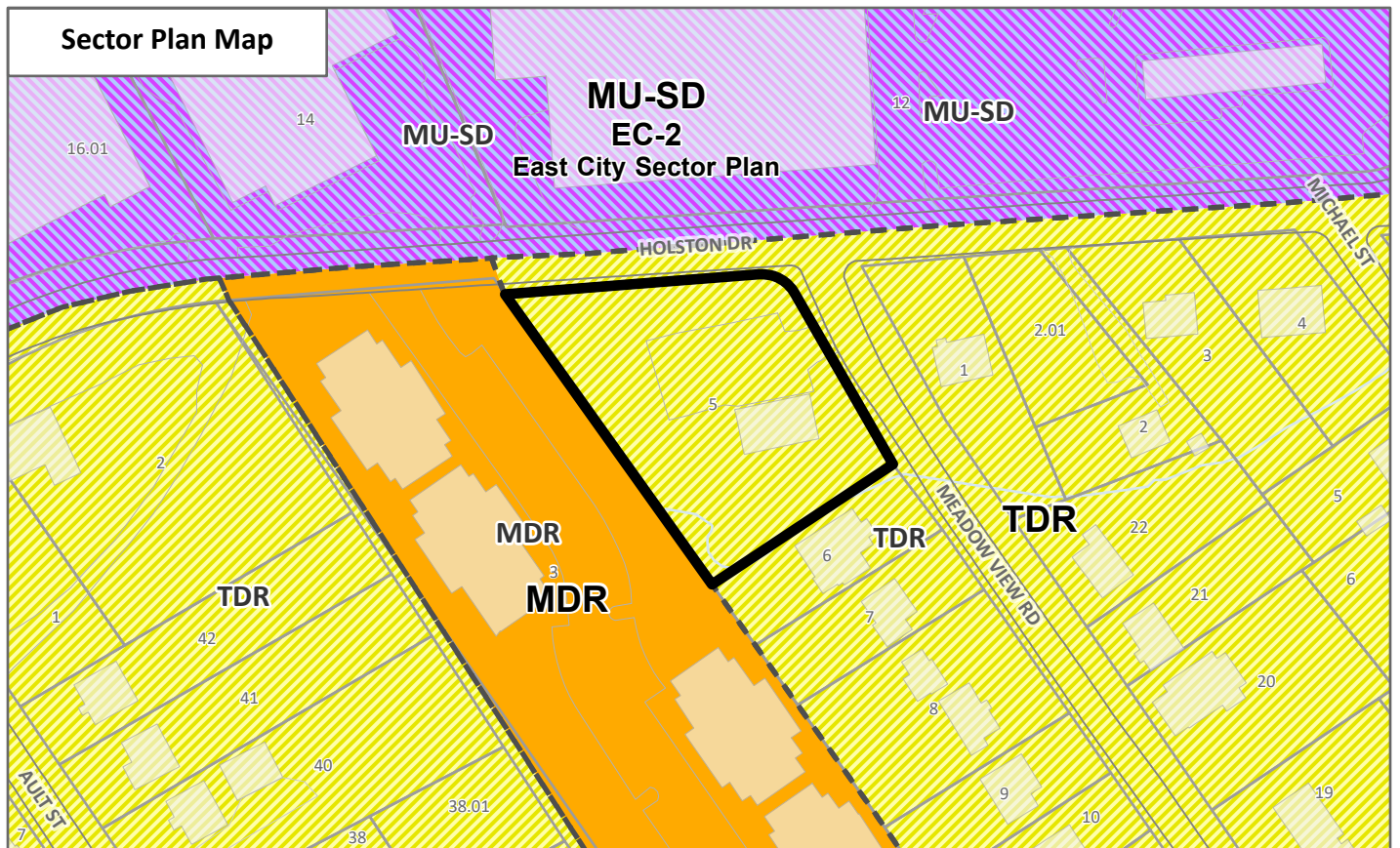
Case boundary



Zoning Map



Sector Plan Map

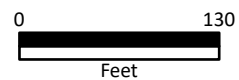


CONTEXTUAL MAPS 2

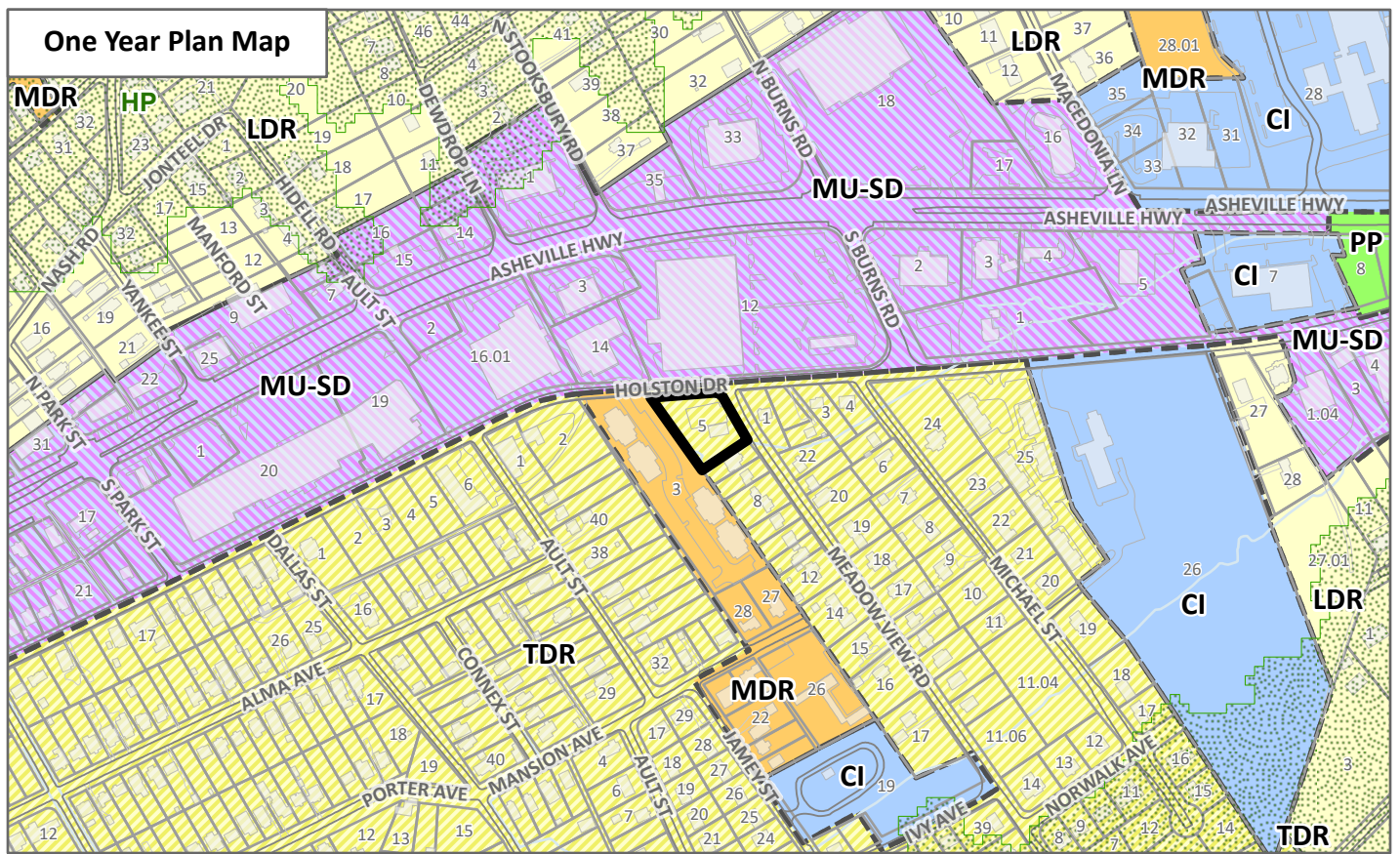
3-C-25-RZ



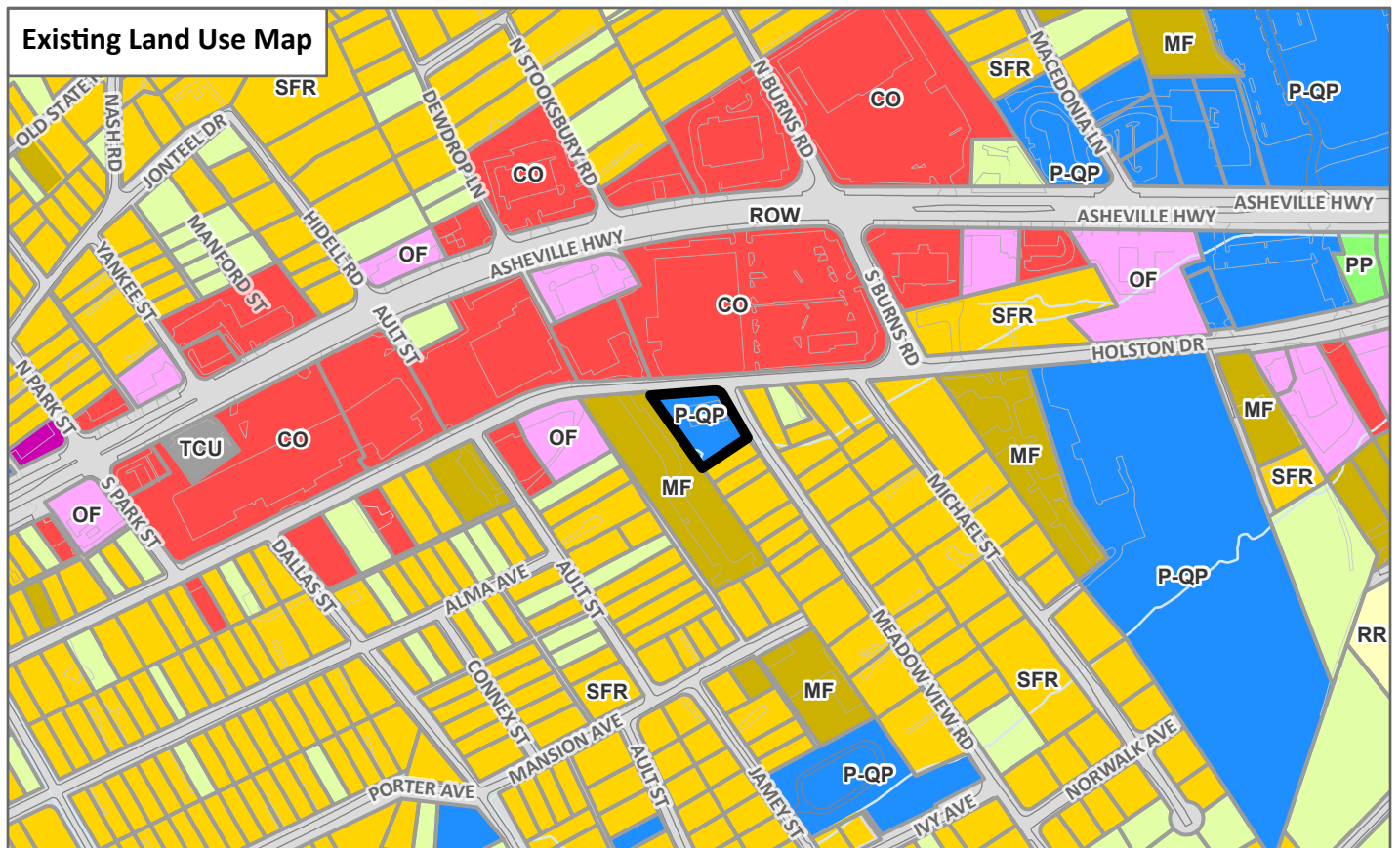
Case boundary



One Year Plan Map



Existing Land Use Map



CONTEXTUAL MAPS 3

3-C-25-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
 - SP
 - PA
- Rezoning

David Varner

Option Holder

Applicant Name

Affiliation

1/21/2025

03/13/2025

File Number(s)

Date Filed

Meeting Date (if applicable)

3-C-25-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

David Varner

Southeast Capital, LLC

Name

Company

800 S. Gay Street, Suite 2126

Knoxville

TN

37929

Address

City

State

ZIP

(865) 335-0323

Phone

Email

CURRENT PROPERTY INFO

Josh Mullins

632 River Rd. Kingston, TN 37763

(865) 617-5414

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

107 Meadow View Rd. Knoxville, TN 37914

071PG005

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

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.**

JULY 2024

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
 Total Number of Lots Created _____
 Unit / Phase Number _____

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Pending Plat File Number

Zoning Change
 Proposed Zoning RN-5 RN-4

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
 Amendment Request (*Comprehensive Plan*)

ADDITIONAL REQUIREMENTS

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

Fee 1	Total
Fee 2	\$650.00
Fee 3	

AUTHORIZATION

By signing below, 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. If there are additional owners or options holders, each additional individual must sign the Property Owners/Option Holders Form.

	David Varner (option holder)	1/21/2025
Applicant Signature	Print Name / Affiliation	Date
(865) 335-0323		01/23/2025, SG
Phone Number	Email	Date Paid
	Josh Mullins	1/21/2025
Property Owner Signature	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.

02/28/2025

03/14/2025

Date to be Posted

Date to be Removed

Applicant Signature

David Varner

Applicant Name

1/22/2025

Date

3-C-25-RZ

FILE NUMBER

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

Yes No

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