

REZONING REPORT

▶ **FILE #:** 7-H-23-RZ

AGENDA ITEM #: 10

AGENDA DATE: 7/13/2023

▶ **APPLICANT:** R. BENTLEY MARLOW

OWNER(S): 1216 Callaway LLC

TAX ID NUMBER: 94 F Q 016

[View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 1216 CALLAWAY ST

▶ **LOCATION:** Southwest side of Callaway St, north of Douglas Ave

▶ **APPX. SIZE OF TRACT:** 10114 square feet

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Callaway St, a local street with 25 ft of a pavement width within a 41-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

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: In 1985, this property was part of a large area rezoning from R-2 (General Residential) to R-1A (Low Density Residential) (8-B-85-RZ).

SURROUNDING LAND USE AND ZONING: North: Single family residential - RN-2 (Single-Family Residential Neighborhood)

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

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

West: Multifamily residential - RN-2 (Single-Family Residential Neighborhood)

NEIGHBORHOOD CONTEXT: This neighborhood has a mix of single family and multifamily residential uses with a commercial node to the north.

STAFF RECOMMENDATION:

▶ **Approve the RN-4 (Single-Family Residential Neighborhood) district because it is consistent with the sector plan and with surrounding development.**

COMMENTS:

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, ARTICLE 16.1.E.3, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE COUNTY GENERALLY:

1. The property is located in the Mechanicsville Neighborhood and the surrounding area includes a mix of single-family and multifamily residential uses with a commercial node to the north.
2. The neighborhood has a network of sidewalks, a bus stop, and a corner store at the end of the block.
3. There is an increased need for medium density housing. This proposal will provide an opportunity to meet this need.

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

1. The RN-4 General Residential Neighborhood Zoning District is intended to accommodate mixed medium density residential development within the City of Knoxville. Single-family, two-family, and townhouse dwelling residential development is permitted with low-rise multi-family dwellings and new development forms such as pocket neighborhoods allowed by review and in some cases with special use approval.
2. This area is consistent with the development types intended for 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. The proposed amendment is not expected to adversely impact the surrounding area because the adjacent area consists of a mix of residential uses consistent with those allowed in the RN-4 district.

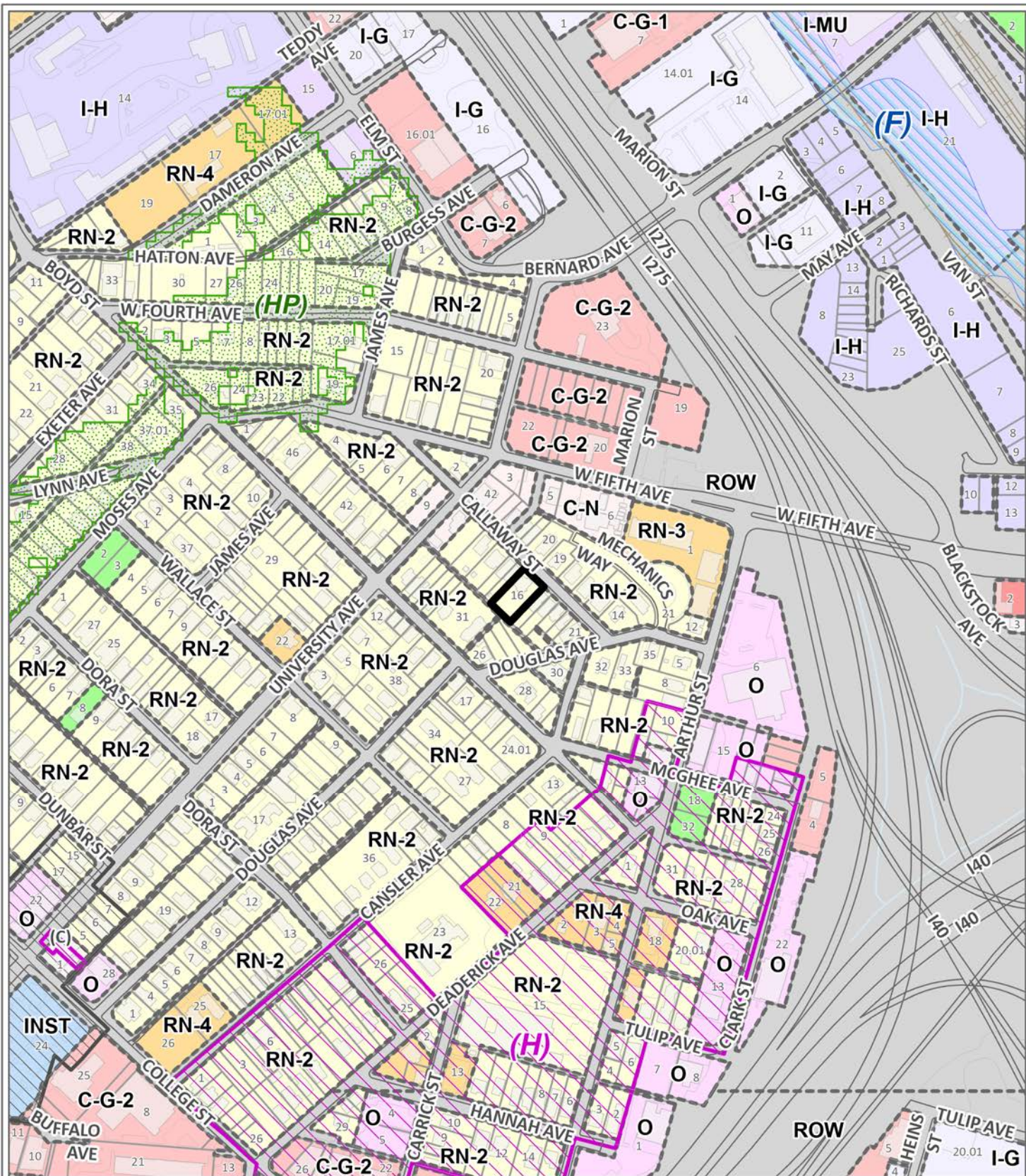
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The proposed RN-4 zoning is consistent with the TDR (Traditional Residential Neighborhood) land use classification of the Central City Sector Plan and The City of Knoxville One Year Plan, which allows a mix of detached and attached houses on smaller lots.
2. The proposed rezoning to RN-4 aligns with policy 9.3 of the General Plan, which promotes new development that is compatible with the scale and layout of neighboring residences.
3. The requested zoning district at this location is not in conflict with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 8/8/2023 and 8/22/2023. 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

7-H-23-RZ

Petitioner: R. Bentley Marlow



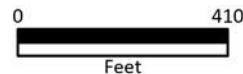
From: RN-2 (Single-Family Residential Neighborhood)

To: RN-4 (General Residential Neighborhood)

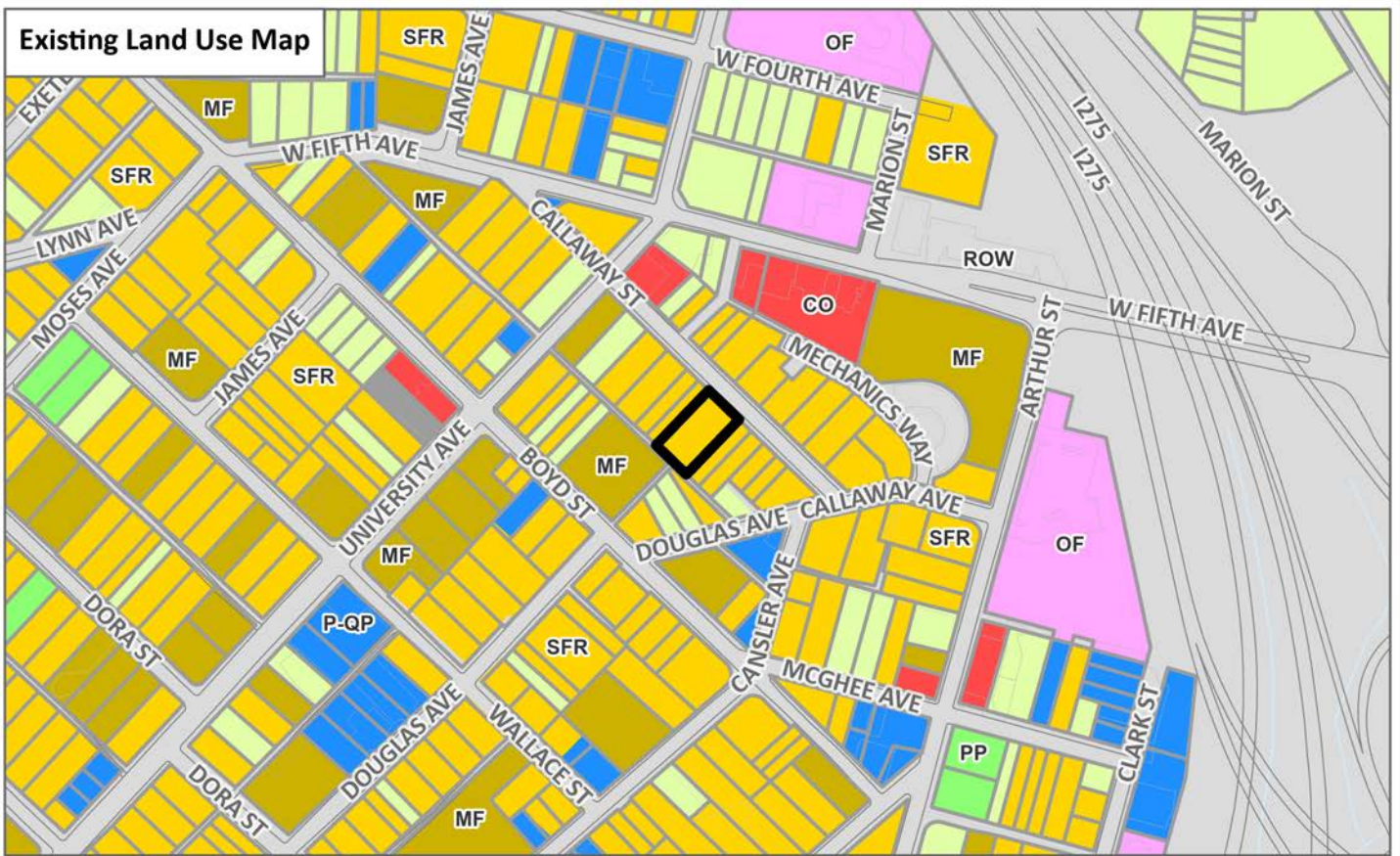
Map No: 94
Jurisdiction: City

Original Print Date: 6/12/2023

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



Existing Land Use Map



Aerial Map

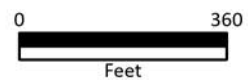


CONTEXTUAL MAPS

7-H-23-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. Bentley Marlow

Applicant Name

Affiliation

5/18/2023

Date Filed

7/13/2023

Meeting Date (if applicable)

7-H-23-RZ

File Number(s)

CORRESPONDENCE

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

R. Bentley Marlow

Name / Company

322 Douglas Ave. Ave. Knoxville TN 37921

Address

865-607-4357 / rbentleymarlow@gmail.com

Phone / Email

CURRENT PROPERTY INFO

1216 Callaway LLC

Owner Name (if different)

322 Douglas Ave Knoxville TN 37921

Owner Address

Owner Phone / Email

1216 CALLAWAY ST

Property Address

94 F Q 016

Parcel ID

Part of Parcel (Y/N)?

10114 square feet

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

Southwest side of Callaway St, north of Douglas St

General Location

City

Council District 6

RN-2 (Single-Family Residential Neighborhood)

Single Family Residential

County District

Zoning District

Existing Land Use

Central 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-4 (General 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

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	Total
\$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	R. Bentley Marlow Please Print	5/18/2023 Date
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Phone / Email		
Property Owner Signature	1216 Callaway LLC Please Print	5/18/2023 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

R. Bentley Marlow

Applicant Name		Affiliation
28 April 2023	13 July 2023	File Number(s) 7-H-23-RZ
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

R. Bentley Marlow		Marlow Properties, LLC / Marlow Builders, Inc.	
Name		Company	
322 Douglas Avenue	Knoxville	Tennessee	37921-4813
Address	City	State	ZIP
(865) 607-4357	rbentleymarlow@gmail.com		
Phone	Email		

CURRENT PROPERTY INFO

1216 Callaway LLC	322 Douglas Avenue	(865) 607-4357
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
1216 Callaway St	094FQ016	
Property Address	Parcel ID	
KUB	KUB	N
Sewer Provider	Water Provider	Septic (Y/N)

STAFF USE ONLY

Southwest side of Callaway St, north of Douglas St		10,114 sq ft / .232 acres
General Location		Tract Size
<input checked="" type="checkbox"/> City <input type="checkbox"/> County	6th	RN-2
District	Zoning District	Existing Land Use
Central City	TDR	N/A
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-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

ADDITIONAL REQUIREMENTS

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

Fee 1		Total
0801	Rezoning	\$650
Fee 2		
Fee 3		

AUTHORIZATION


Applicant Signature

R. Bentley Marlow

Please Print

28 April 2023

Date

(865) 607-4357

Phone Number

rbentleymarlow@gmail.com

Email


Property Owner Signature

R. Bentley Marlow

Please Print

28 April 2023

Date

I declare under penalty of perjury the foregoing [i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent] is true and correct.