

Commissioners,

I am asking the Planning Commission to take a broader view than staff has taken on my rezoning request from an RN4 to an RN5 zone. The RN4 zone is an excellent zone for managing multifamily development on tracts between a half-acre and an acre in size. But the moment a tract goes beyond an acre, the RN4 zone has restrictions which add significantly to the cost and risk of any development, specifically the requirement to have fully engineered road plans and grading plans for property which must be subdivided into multiple tracts, and for which the necessary approvals are not in place for the building footprints. This is literally putting the cart before the horse.

I believe that if the planning staff had started off their comments with Section Four – Item 2. The proposed rezoning to an RN-5 would be consistent with the multi-density residential land use classification in the East City Sector Plan and the City's One-Year Plan.

I ask the Commission to start with the fact that, as staff has pointed out, my request is consistent with the multi-density land use classification in the East City Sector Plan, and then look at the reality on the ground.

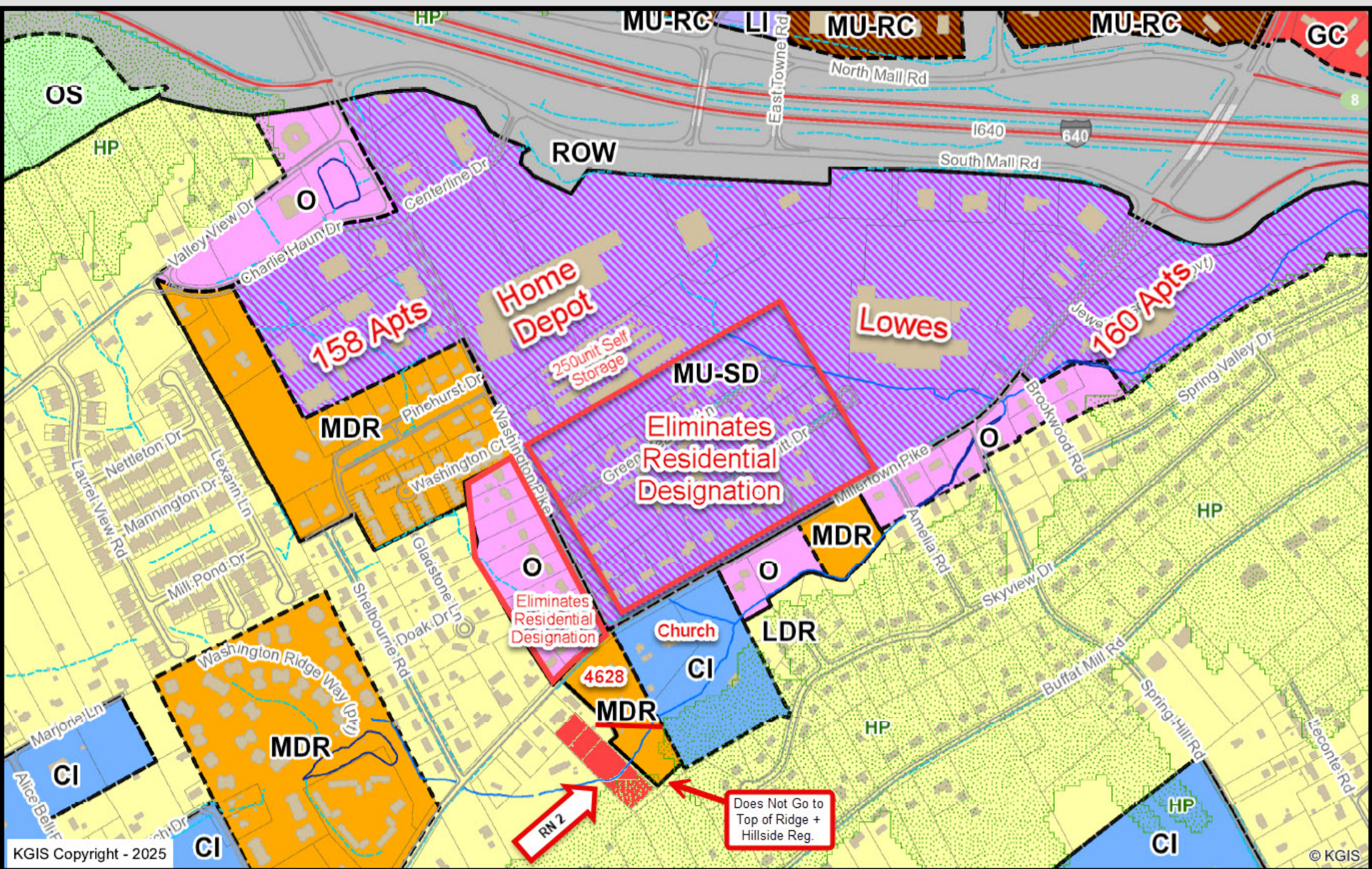
1st - My RN-5 request is supported by the fact that this is a small 3.9-acre tract already designated as Medium Density Residential. It is at the intersection of Millertown and Washington Pike with many other medium density residential developments within a 1/2 mile to the west, north and east. This property cannot be expanded in any direction as it borders a church to the east - currently zoned office; an undevelopable adjoining property to the south, and by property I own, which is zoned RN-2 and now under construction, to the west.

2nd - The staff report indicates the single family neighborhoods on three sides would be impacted by the change in zoning. As I have pointed out, there are no neighborhoods to the west, south, and east, and in both the One-Year plan and the Future Plan, all of the residential areas which may be impacted by this rezoning will no longer be zoned residential – they will either be office or mixed-use commercial property.

3rd - The staff report indicates that up to 86 units could be built on this property in the RN-4 zone. We have a design plan for 80 units - four two story buildings with 20-units each. Our plan is specifically designed to meet the need for one and two-bedroom units. Both the planning staff and Realtors Association have talked about the desperate need for such housing for more than a year. This location is perfect for this type of housing, as it is about 1/2 mile from I-640, massive retail shopping areas, and the 1,000 employee Amazon Warehouse.

Because I recognize that you must consider not just my plan but all possible plans that could be developed in the RN-5 zone, I ask that Commission approve my request to an RN5 zone because it is consistent with both the One Year Plan and the Future Plan for the City of Knoxville, and that the approval contains the following restrictions:

1. No more than 80 units shall be built on the site.
2. No building shall be more than 2-stories in height.
3. The housing development will meet all applicable requirements of the City of Knoxville Engineering Department.
4. The housing development will meet all applicable requirements of the City of Knoxville Plans Review and Inspections Department.



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Knoxville One Year Plan

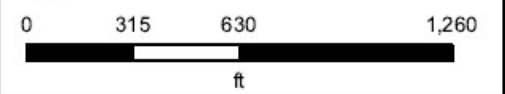
4628 Washington Pk

RN-5 is a Medium Density Zone

Knoxville - Knox County - KUB Geographic Information System



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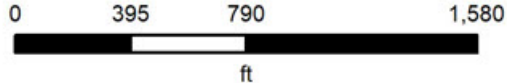


4628 Washington Pk
Request for RN-5 - Medium Density

Knoxville - Knox County - KUB Geographic Information System



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2025_06

WASHINGTON BEND APARTMENTS
4628 WASHINGTON PIKE
KNOXVILLE, TN 37917

Issue Date 05-16-2025

Drawn Checked
HGB/COM RMR

Revisions

a1.01
first floor plan

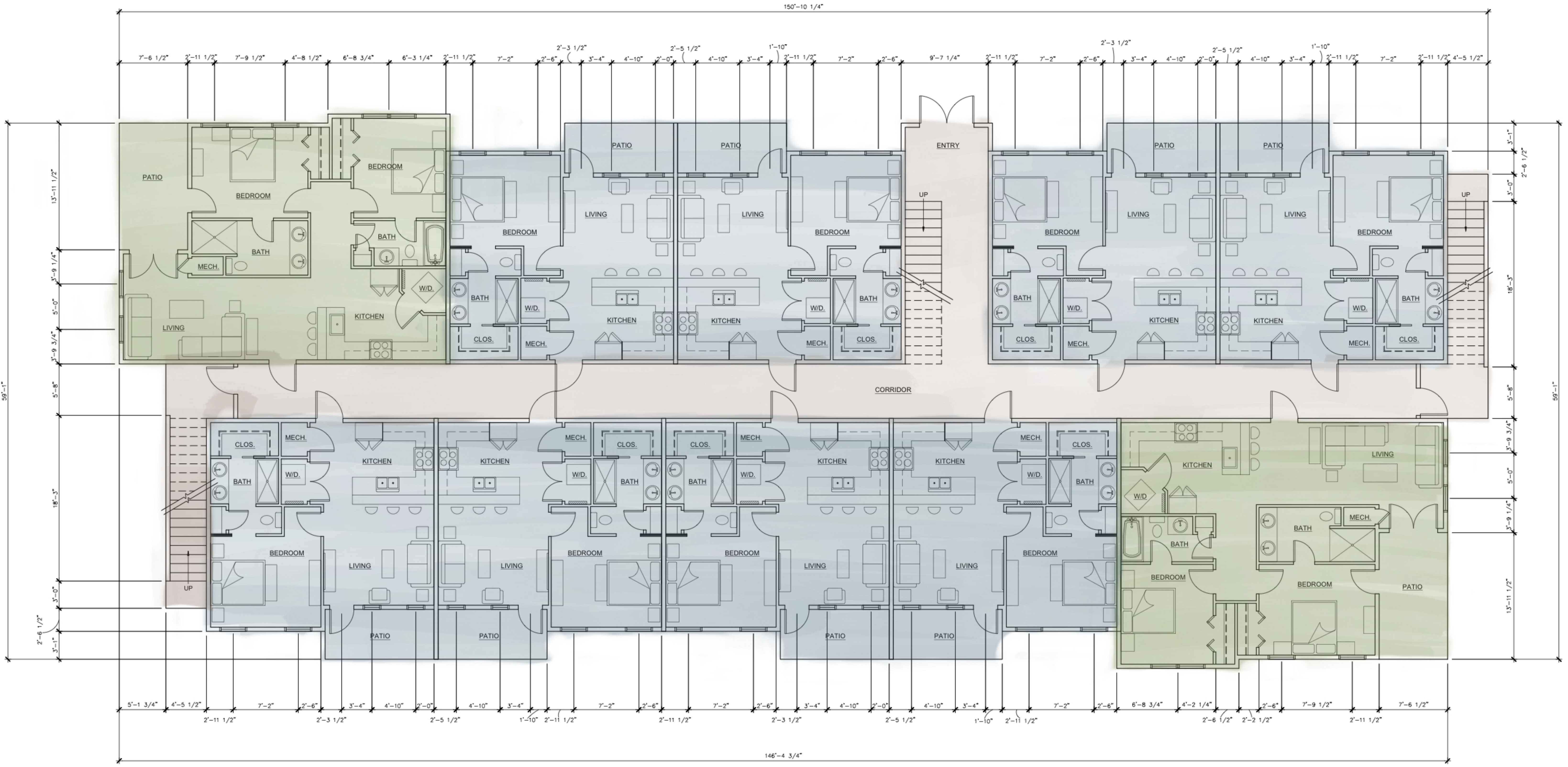
FIRST FLOOR 1 BEDROOM		SECOND FLOOR 1 BEDROOM	
8 UNITS	4,480 S.F.	8 UNITS	4,480 S.F.
2 BEDROOM		2 BEDROOM	
2 UNITS	1,700 S.F.	2 UNITS	1,700 S.F.
CIRCULATION		CIRCULATION	
<VARIES>	1,054 S.F.	<VARIES>	1,054 S.F.
FIRST FLOOR (HEATED)	7,234 S.F.	SECOND FLOOR (HEATED)	7,234 S.F.
PORCHES	764 S.F.	PORCHES	764 S.F.
FIRST FLOOR (GRAND TOTAL)	8,261 S.F.	SECOND FLOOR (GRAND TOTAL)	8,261 S.F.

1 BEDROOM

2 BEDROOM

CIRCULATION

TOTALS:
16 - 1 BDRM., 4 - 2 BDR.
20 UNITS
HEATED S.F. - 16,522 S.F.



FIRST FLOOR PLAN - OVERALL

SCALE: 3/16"=1'-0"



