



# 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** North: Commercial - C-H-2 (Highway Commercial)

**USE AND ZONING:** 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:

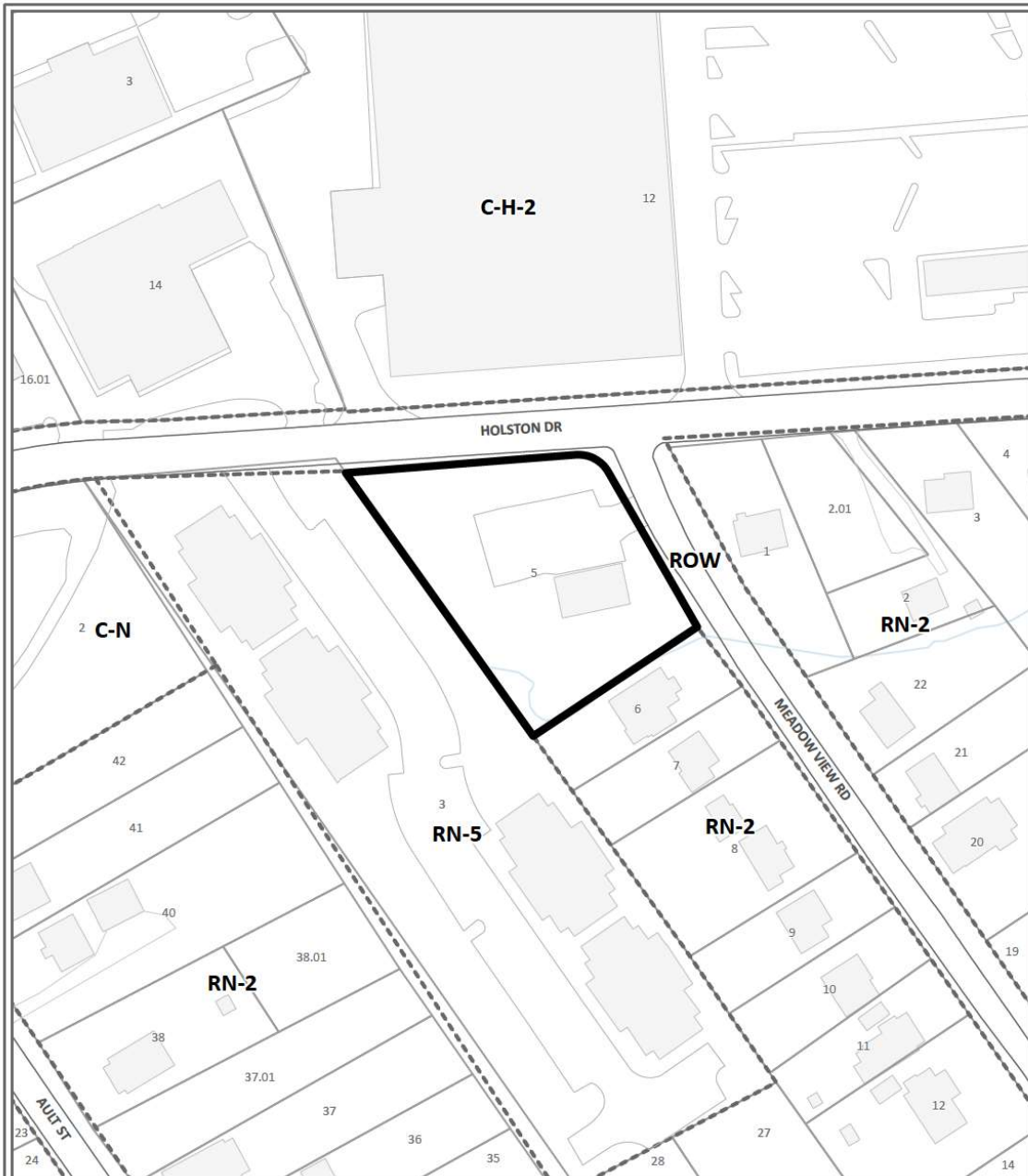
1. The subject property is located in an urbanized area with ample utility and infrastructure capacity for more residential development. It is served by sidewalks, transit, and numerous commercial and public amenities as well.

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)

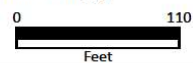
**To:** RN-4 (General Residential Neighborhood)

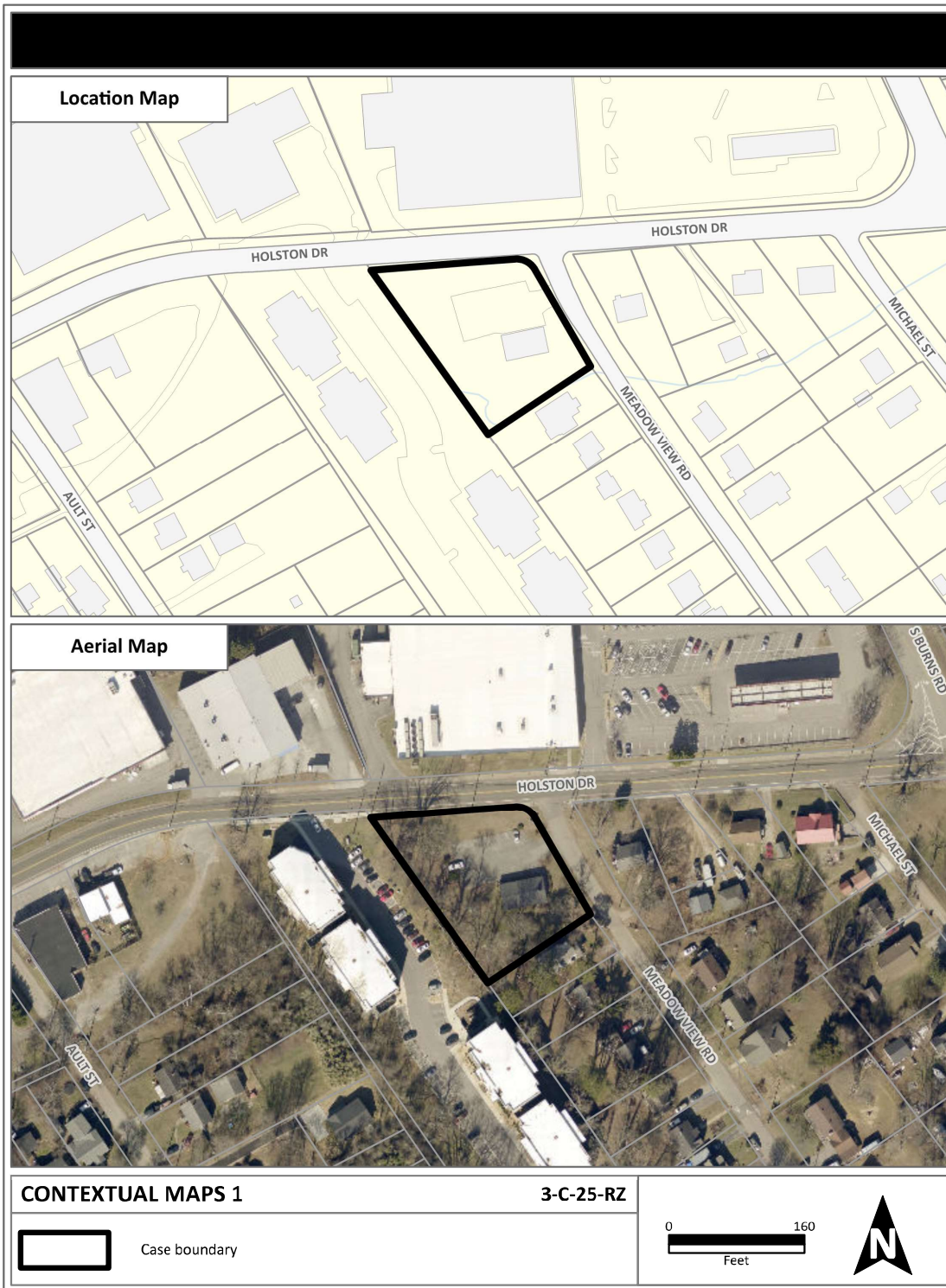
**Original Print Date:** 1/31/2025

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

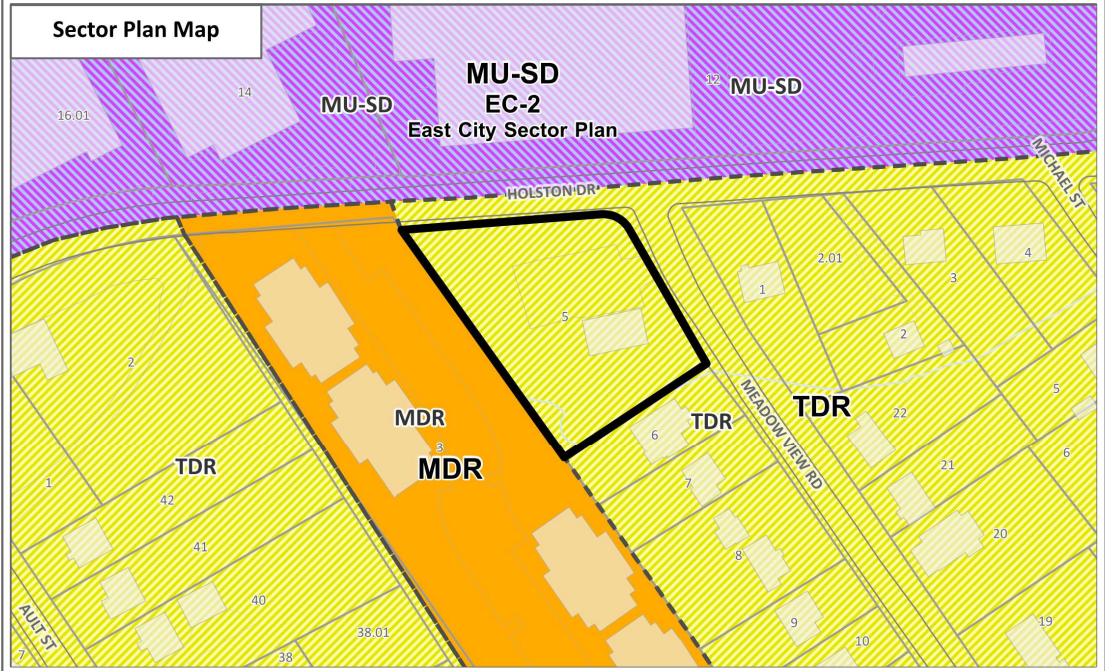
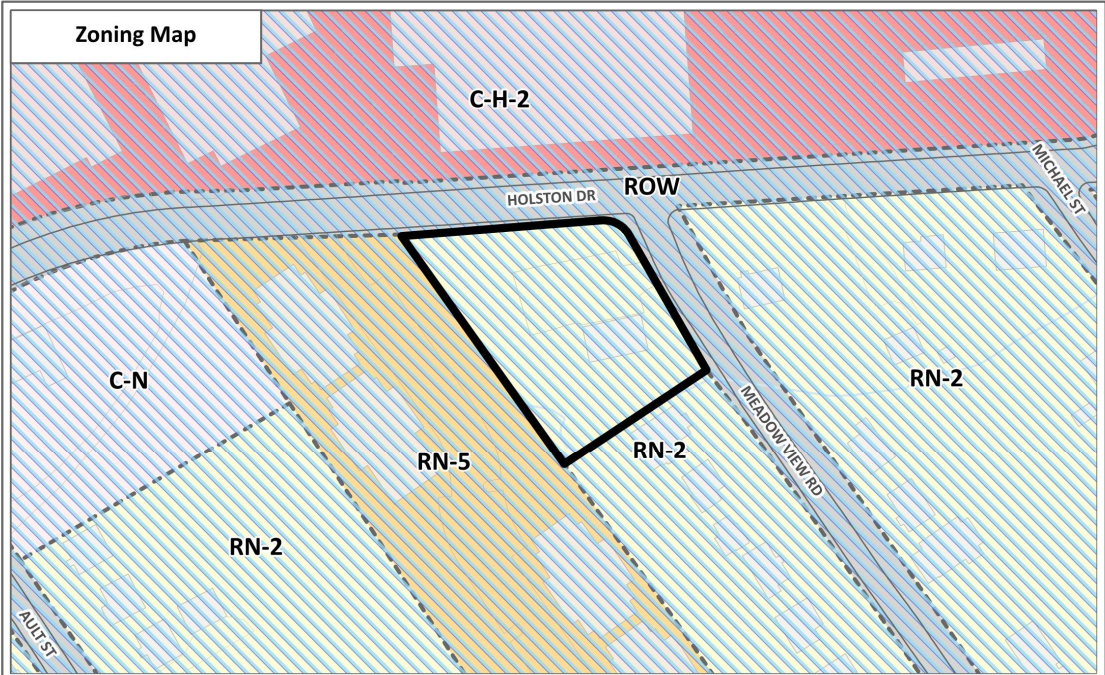
**Map No:** 71


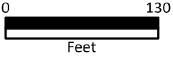

**Jurisdiction:** City



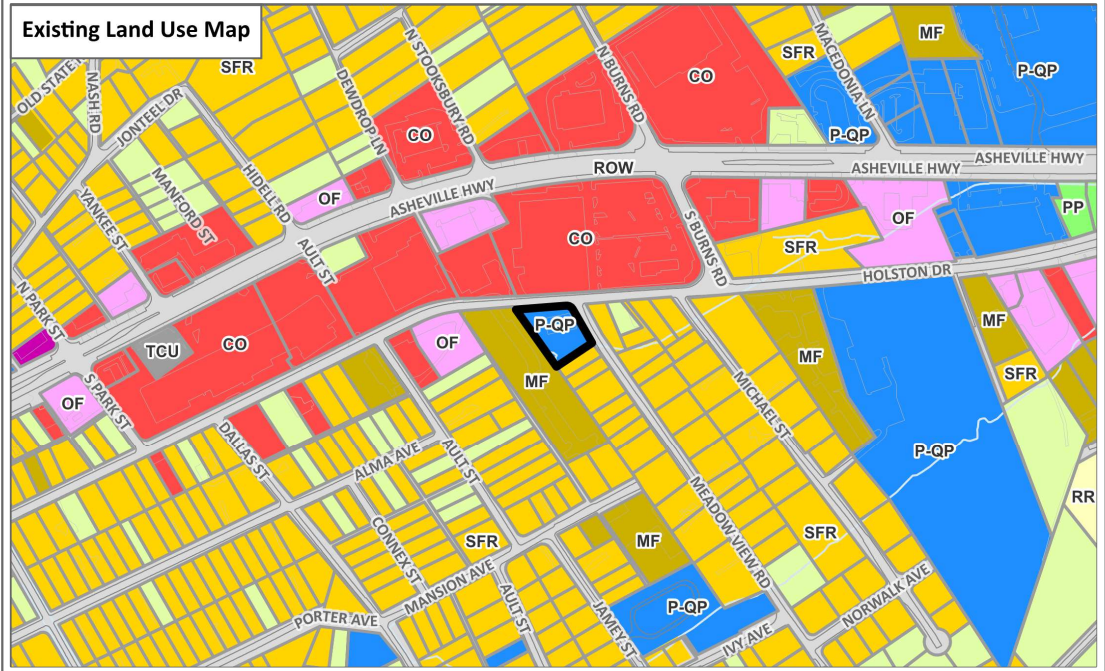
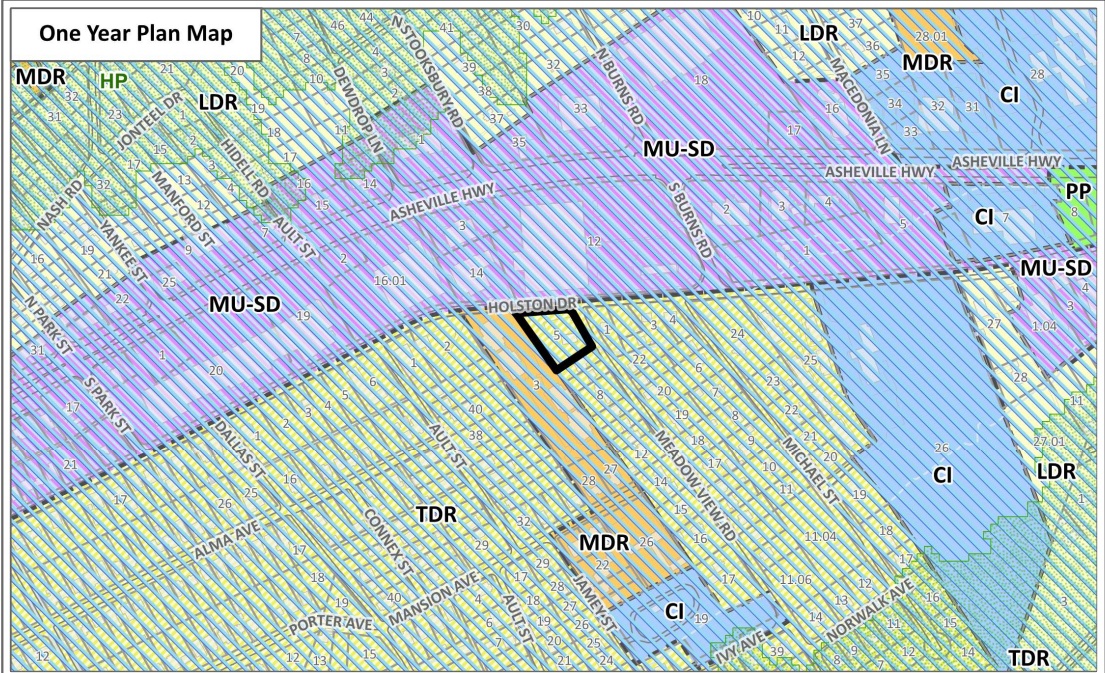






<b>CONTEXTUAL MAPS 2</b>		<b>3-C-25-RZ</b>
 Case boundary		 





### CONTEXTUAL MAPS 3

Case boundary

### 3-C-25-RZ

0 550  
Feet

3-C-25-RZ

# Public Comments

1 Comment

The comments below were published for consideration prior to the **March, 2025**, Planning Commission meeting. All comments for this case and any related cases published prior to this meeting are included.

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**Sandra, 37914**

March 7, 2025

I support the rezone request from RN 2 to RN 4. The site is close to mass transit routes, a grocery store and Tank Strickland Park. It conforms to the Knox/Knox County General Plan encouraging middle housing in the Traditional Neighborhood place type.

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The Planning Commission met in regular session on March 13, 2025, at 1:30 p.m. in the Small Assembly Room of the City County Building.

Item No.

File No.

## 1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

Commissioner	Present	Absent	Arrive late/left early
John Huber, Vice-Chair	✓		
Louis Browning	✓		
Rich Levenson	✓		
Tamara Boyer	✓		
Nancy Barger	✓		Left at 3:25 p.m.
Katie Overton		✓	
Marité Pérez	✓		
Matt Anderson	✓		
Logan Higgins	✓		
Miles Biggs	✓		
Kara Daley	✓		
Nick Gill	✓		
Amy Midis	✓		
Karyn Adams	✓		
Tim Hill, Chair	✓		

## 9. DAVID VARNER

107 Meadow View Road / Parcel ID 071PG005, Council District 6.  
Rezoning from RN-2 (Single-Family Residential Neighborhood) to  
RN-4 (General Residential Neighborhood).

Speaking:

Jake Varner, 1805 Kinglet Dr., Knoxville, TN 37919

Derek Tate, 211 Meadow View Dr., Knoxville, TN 37914

### 1. STAFF RECOMMENDATION

3-C-25-RZ



**Item No.**

**File No.**

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

2. **MOTION (BARGER) AND SECOND (BOYER) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**

**MOTION CARRIED UNANIMOUSLY 14-0. APPROVED**



# 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**

<input type="checkbox"/> Development Plan <input type="checkbox"/> Use on Review / Special Use <input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential Home Occupation (specify) _____ Other (specify) _____	Related City Permit Number(s)
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**SUBDIVISION REQUEST**

Proposed Subdivision Name _____ Unit / Phase Number _____ <input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel    Total Number of Lots Created _____ <input type="checkbox"/> Other (specify) _____ <input type="checkbox"/> Attachments / Additional Requirements _____	Related Rezoning File Number
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**ZONING REQUEST**

<input checked="" type="checkbox"/> Zoning Change <b>RN-5 RN-4</b> Proposed Zoning _____ <input type="checkbox"/> Plan Amendment Change    Proposed Plan Designation(s) _____	Pending Plat File Number
Proposed Density (units/acre) _____ Previous Rezoning Requests _____ <input type="checkbox"/> Other (specify) _____	

**STAFF USE ONLY**

**PLAT TYPE**  
☐ Staff Review    ☒ Planning Commission

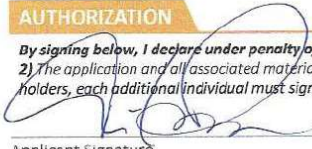

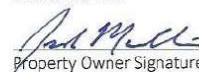
**ATTACHMENTS**  
☐ Property Owners / Option Holders    ☐ Variance Request  
☐ Amendment Request (*Comprehensive Plan*)

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

Fee 1	Total  <b>\$650.00</b>
Fee 2	
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		
Phone Number	Email	01/23/2025, SG
	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

**THANK YOU for your submission!**

Your notice has been submitted for publication. Below is a confirmation of your order. You will also receive an email confirmation.

ORDER DETAILS	PREVIEW FOR AD NUMBER LOKR02524300
<b>Order Number:</b> LOKR0252430 <b>Order Status:</b> Submitted <b>Classification:</b> Public Notices <b>Package:</b> General Package <b>Total payment:</b> 137.42 <b>Payment Type:</b> Account Billed <b>User ID:</b> L0013876 <b>External User ID:</b> 676064	<b>PUBLIC NOTICE</b> The following items may be considered by the Knoxville City Council on April 1, 2025, at 6:00 p.m. in the Main Assembly Room, City County Bldg., 400 Main St., Knoxville, TN. The Knoxville-Knox County Planning Commission may hear these items on March 13, 2025, and make recommendations. For information related to these items, visit <a href="http://KnoxPlanning.org/agenda">KnoxPlanning.org/agenda</a> . If you need assistance or accommodation for a disability, please contact the City ADA coordinator at (865) 215-2104. <b>ORDINANCE AMENDMENTS</b> 8-B-23-OA – R. BENTLEY MARLOW – Consideration of amendments to the Knoxville City Code, Appendix B, Zoning Code, Article 5.3, Table 5-1 Commercial and Office Districts Dimensional Standards. <b>PLANS, STUDIES, REPORTS</b> <b>KNOXVILLE-KNOX COUNTY PLANNING</b> – 2025 One Year Plan update for the City of Knoxville. <b>REZONINGS/PLAN AMENDMENTS</b> 3-C-25-RZ - DAVID VARNER- 107 MEADOW VIEW RD. Proposed rezoning. 3-G-25-RZ - JULIO HERRERA- 413 E INSKIP DR. Proposed rezoning. 3-A-25-SP AND 3-I-25-RZ - DANIEL LEVY- 2201, 2209, 2215 ATCHLEY ST; 0 CARMICHAEL ST. Proposed sector plan amendment, proposed rezoning. <b>PLANNED DEVELOPMENT</b> 12-A-24-PD – HEYOH DESIGN AND DEVELOPMENT – 2805 Delrose Dr. and 0 Riverside Dr. Proposed preliminary plan for a residential development. March 6 2025 LOKR0252430
<b>ACCOUNT INFORMATION</b>  Knoxville-Knox County Planning 400 W Main ST # 403 DALLAS DEARMOND Knoxville, TN 37902-2427 865-215-3810 <a href="mailto:dallas.dearmond@knoxplanning.org">dallas.dearmond@knoxplanning.org</a> Knoxville-Knox County Planning Contract ID: GOVT	<a href="#">&lt;&lt; Click here to print a printer friendly version &gt;&gt;</a>
<b>TRANSACTION REPORT</b>  <b>Date</b> March 4, 2025 1:38:13 PM EST <b>Amount:</b> 137.42	
<b>ADDITIONAL OPTIONS</b>  1 Affidavit	
<b>SCHEDULE FOR AD NUMBER LOKR02524300</b>  March 6, 2025 Knoxville News Sentinel	

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**THANK YOU for your submission!**

Your notice has been submitted for publication. Below is a confirmation of your order. You will also receive an email confirmation.

<b>ORDER DETAILS</b>  <b>Order Number:</b> LOKR0259456 <b>Order Status:</b> Submitted <b>Classification:</b> Public Notices <b>Package:</b> General Package <b>Total payment:</b> 145.54 <b>Payment Type:</b> Account Billed <b>User ID:</b> L0013876 <b>External User ID:</b> 676064	<b>PREVIEW FOR AD NUMBER LOKR02594560</b>  <b>PUBLIC NOTICE</b> The following items will be considered by the Knoxville City Council on April 1, 2025, at 6:00 p.m. in the Main Assembly Room, City County Bldg., 400 Main St., Knoxville, TN. For information related to these items, visit <a href="http://KnoxPlanning.org/agenda">KnoxPlanning.org/agenda</a> . If you need assistance or accommodation for a disability, please contact the City ADA coordinator at (865) 215-2104. <b>ORDINANCE AMENDMENTS</b> 8-B-23-OA – R. BENTLEY MARLOW – Consideration of amendments to the Knoxville City Code, Appendix B, Zoning Code, Article 5.3, Table 5-1 Commercial and Office Districts Dimensional Standards. Planning Commission Action: Approve amendments with minor revisions <b>PLANS, STUDIES, REPORTS</b> 3-A-25-OYP - KNOXVILLE-KNOX COUNTY PLANNING – 2025 One Year Plan update for the City of Knoxville. Planning Commission Action: Approve the One Year Plan as amended <b>REZONINGS/PLAN AMENDMENTS</b> 3-C-25-RZ - DAVID VARNER- 107 MEADOW VIEW RD. Proposed rezoning. Planning Commission Action: Approve RN-4 (General Residential Neighborhood) 3-G-25-RZ - JULIO HERRERA- 413 E INSKIP DR. Proposed rezoning. Approve O (Office) 3-A-25-SP AND 3-I-25-RZ - DANIEL LEVY- 2201, 2209, 2215 ATCHLEY ST; 0 CARMICHAEL ST. Proposed sector plan amendment, proposed rezoning. Approve Sector Plan Amendment to SWMUD II (South Waterfront Mixed Use District Type 2) and HP (Hillside Protection) and rezoning to I-MU (Industrial Mixed-Use) and HP (Hillside Protection Overlay) March 18 2025 LOKR0259456
<b>ACCOUNT INFORMATION</b>  Knoxville-Knox County Planning 400 W Main ST # 403 DALLAS DEARMOND Knoxville, TN 37902-2427 865-215-3810 <a href="mailto:dallas.dearmond@knoxplanning.org">dallas.dearmond@knoxplanning.org</a> Knoxville-Knox County Planning Contract ID: GOVT	
<b>TRANSACTION REPORT</b>  <b>Date</b> March 14, 2025 10:31:18 AM EDT <b>Amount:</b> 145.54	
<b>ADDITIONAL OPTIONS</b>  1 Affidavit	
<b>SCHEDULE FOR AD NUMBER LOKR02594560</b>  March 18, 2025 Knoxville News Sentinel	

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