

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Jessie Hillman

Staff Recomm. (Abbr.): Deny the RN-3 (General Residential Neighborhood) district because it is inconsistent with adopted land use plans. The HP (Hillside Protection Overlay) will be retained.

Staff Recomm. (Full):

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. While the South Waterfront community along the shoreline has seen significant residential and commercial development as well as ongoing street and utility improvements, that activity has not extended to the area surrounding the subject property. This property has a 1960s home on it that appears to be in good condition, and this home aligns with abutting residential development. There have been no changes of conditions in the immediate area in over 15 years.
2. A key distinction between the existing RN-2 (Single-Family Residential Neighborhood) district and the requested RN-3 (General Residential Neighborhood) districts is that RN-3 permits consideration of townhouses through Special Use review. Up to four townhouses could be proposed on this lot if the existing home is demolished and the townhouses are made to face an undeveloped alley to the north. This property is steeply sloped within the HP (Hillside Protection Overlay). The subject property and adjacent lots have retaining walls along the sidewalk on Davenport Road. If townhouses were permitted, they would tower over pedestrians on the street, or the retaining wall would be demolished and graded for a development that interrupts the pattern on the block with townhouses facing a different direction than the rest of the residences. Such intensive development at this location is not warranted.

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

1. The intent of the RN-3 district is to accommodate medium density residential development characterized by one and two-family homes. Townhouses may be allowed through Special Use approval to facilitate a more urban development form.
2. The zoning immediately surrounding this district is entirely RN-2, which also permits single-family and duplex development, but does not permit townhouses. The existing zoning is more compatible with existing development and lot sizes along this section of Davenport Road.

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. City Engineering has identified that there may be insufficient sight distance at the intersection of Davenport Road and Kingland Avenue across from the subject property, as shown in Exhibit C. More residential units here could have an adverse impact on traffic safety.
2. The potential development of townhouses on this lot could also have a detrimental impact on the neighborhood character, with residences that have a different orientation and a building scale and massing that is more intense than what surrounds it.

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 RN-3 zone is not permitted under the property's current LDR (Low Density Residential) land use classification, and a plan amendment is not recommended by staff.
2. RN-3 zoning at this location would conflict with the General Plan's Development Policy 9.3, to

ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities. RN-3 zoning could permit development that is disruptive to the established neighborhood surrounding the subject property.

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 sufficient utility and community facility resources to support development.

Action: Denied **Meeting Date:** 11/13/2025

Details of Action:

Summary of Action: Deny the RN-3 (General Residential Neighborhood) district because it is inconsistent with adopted land use plans. The HP (Hillside Protection Overlay) will be retained.

Date of Approval: **Date of Denial:** 11/13/2025 **Postponements:** 10/2/2025

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: