CASE SUMMARY

APPLICATION TYPE: SPECIAL USE

Planning
KNOXVILLE | KNOX COUNTY

File Number: 11-B-25-SU **Related File Number:**

Application Filed: 9/25/2025 **Date of Revision:**

Applicant: STEVEN W ABBOTT JR

PROPERTY INFORMATION

General Location: Southwest corner of Rondo Rd and Jacksboro Pike, north of Essary Dr

Other Parcel Info.:

Tax ID Number: 58 D K 02001 **Jurisdiction:** City

Size of Tract: 13882 square feet

Accessibility: Access is via Rondo Road, an unstriped local street with 15 ft of pavement width within a 39-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Office

Surrounding Land Use:

Proposed Use: Two Family Dwelling **Density:**

Planning Sector: North City **Plan Designation:** LDR (Low Density Residential)

Growth Policy Plan: N/A (Within City Limits)

Neighborhood Context: The subject property is in a residential area in Fountain City that primarily features single family houses interspersed with duplexes. Central High School is 0.2 miles to the northwest, and the N Broadway commercial corridor lies 0.72 miles to the west.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 5305 JACKSBORO PIKE

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-2 (Single-Family Residential Neighborhood)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: In 1983, the property was rezoned from R-2 (General Residential District) to R-1 (Single Family Residential) (10-N-83-RZ). The property was rezoned from R-1 to R-2 in 1986 (7-G-86-RZ). In 2024, the property was rezoned from RN-1 (Single-Family Residential Neighborhood) to RN-2 (Single-Family Residential Neighborhood), but RN-4 (General Residential Neighborhood) was requested (7-D-24-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

Requested Plan Category:

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: Samiul Haque

Staff Recomm. (Abbr.): Approve the request for a two-family dwelling in the RN-2 (Single-Family Residential Neighborhood) district, subject to 3 conditions.

Staff Recomm. (Full):
1) Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
2) Meeting all applicable requirements of the City of Knoxville Engineering Department.
3) Meeting all applicable requirements of the City of Knoxville Plans Review and Inspections Department.

Comments: The applicant proposes a two-story duplex with side-by-side units, each containing three bedrooms and no attached garages.

STANDARDS FOR EVALUATING A SPECIAL USE (ARTICLE 16.2.F.2)

1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND THE ONE-YEAR PLAN.
A. The proposed two-family dwelling is consistent with the General Plan's Development Policy 8.1, which encourages growth in the existing urban area through infill housing opportunities.
B. The proposed use is consistent with the North City Sector Plan's and One Year Plan's LDR (Low Density Residential) land use classification, which is intended for single-family dwellings and duplexes.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ZONING CODE.
A. The RN-2 district is intended to accommodate low density single-family residential development on relatively small lots with smaller setbacks. Two-family dwellings may be allowed by special use approval.
B. The lot meets the minimum lot size requirements of 10,000 sq ft in the RN-2 district. The site plan and building elevations conform to the other dimensional standards (Article 4.3) and the Principal Use Standards (Article 9.3.J) for duplexes in the RN-2 district.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.
A. The use will be compatible with the character of surrounding area within Fountain City, which includes a mix of houses, duplexes, and community-oriented nonresidential uses such as a school, a church, a fire station, a mental health service and housing facility, and a medical office within a quarter mile of the subject parcel.
B. The proposed two-story structure will be consistent in size and scale with the wide range of housing forms and other structures in the surrounding area.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY OR BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC, CONGESTION, OR OTHER IMPACTS DETRACT FROM THE IMMEDIATE ENVIRONMENT.
A. Two-family dwellings are considered low-density residential uses and are compatible with other residential uses in the vicinity. The property is located on a corner lot with the front and one side of the duplex facing public streets and the other side facing a small medical office.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

A. The proposed use is not expected to significantly impact traffic on surrounding residential streets. While access will be via Rondo Road, traffic will be transferred to nearby collector streets such as Jacksboro Pike, Essary Drive, and Garden Drive.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.
A. There are no known uses immediately surrounding the subject property that would pose a potential hazard or undesirable environment for the proposed use. Proximity to Central High School, Fountain City Library, sidewalk connections, and transit stops support the proposed duplex at this location.

Action: Approved with Conditions **Meeting Date:** 11/13/2025

Details of Action:

Summary of Action: Approve the request for a two-family dwelling in the RN-2 (Single-Family Residential Neighborhood) district, subject to 3 conditions.

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

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:**