

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 11-D-25-UR **Related File Number:**
Application Filed: 9/29/2025 **Date of Revision:**
Applicant: SHANNON SCHNEIDER

PROPERTY INFORMATION

General Location: East side of Kimberlin Heights Rd, northeast of Chapman Hwy
Other Parcel Info.:
Tax ID Number: 137 D C 00201, 00202 **Jurisdiction:** County
Size of Tract: 1.81 acres
Accessibility: Access is via Kimberlin Heights Road, a major collector street with a pavement width varying from 19 ft to 20 ft within a 42-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Public/Quasi Public Land (church)
Surrounding Land Use:
Proposed Use: 3-lot duplex subdivision **Density:**
Planning Sector: South County **Plan Designation:** SR (Suburban Residential), HP (Hillside Ridgetop Protection)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The surrounding area is comprised of single-family residential dwellings on medium-sized suburban lots with some commercial uses fronting Chapman Highway and large, densely forested hillsides with steep slopes in the area.

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

Street: 120 KIMBERLIN HEIGHTS RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential) (pending)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: In 2025, the property was rezoned from A (Agricultural) to RA (Low Density Residential) (9-F-25-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: N/A (Outside City limits)

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: Whitney Warner

Staff Recomm. (Abbr.): Approve the request for 3 duplexes, as shown in the development plan, subject to 4 conditions.

Staff Recomm. (Full):
1. If during design plan approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary as caused by the development, the developer will either enter into a memorandum of understanding (MOU) with the County for these improvements or reimburse the County for their direct expenses (if completed by County crews) to make corrections deemed necessary.
2. Preserving trees within 10 ft of the northern property line.
3. Meeting all applicable requirements of the Knox County zoning ordinance.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

With the conditions noted, this plan meets the requirements for approval in the RA (Low Density Residential) district and the other general criteria for approval of a Use on Review.

Comments:

The development consists of 3 duplexes on individual lots utilizing the same driveway. The subject property consists of 2 lots that are proposed to be re-subdivided to create 3 lots. One lot is being created in front of the existing church building (closer to the road), and the rear lot has a lot line that cuts through the existing house that is being relocated to allow compliance with setback requirements. The lot closest to the road is adding a new duplex building. The existing church on the middle lot be would converted into a duplex and the exterior will not change. The existing single family residence in the rear lot would be a conversion adding an additional unit on to an existing house. Elevations and floor plans have not been provided, but this unit would not be visible from the street.

DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10, SECTION 2)
The planning commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

- 1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICIES, INCLUDING THE COMPREHENSIVE PLAN OF KNOX COUNTY.
 - A. The property is designated as the SR (Suburban Residential) and HP (Hillside Protection). Suburban Residential areas may feature a range of lot sizes and housing size and styles, including some small-scale attached dwellings. The application of HP disturbance limits is considered exempt when the site has been previously disturbed, as is the case here.
 - B. The proposed infill development of duplexes is consistent with the Comprehensive Plan's Implementation Policy 6 to promote attainable housing that meets the needs of future and current residents.
- 2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.
 - A. The RA zone is intended to provide residential areas with low population densities. The proposed duplexes are permitted through the Use on Review process.
 - B. The minimum lot area for a duplex is 12,000 sq ft when sewer is available. The entire site is 1.8 acres. The plat will be required to meet the zoning standards for lot sizes.
 - C. The allowable maximum height for primary structures is 3 stories or 35 ft. The proposed duplex structures are 1-2 stories.
- 3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATIONS OF BUILDINGS IN THE VICINITY.
 - A. Development in this area is predominantly single-family houses comprised of one or two stories.

The new duplex and converted structures would be 1-2 stories. Condition 2 retains the mature vegetation along the northern property line.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC CONGESTION OR OTHER IMPACTS WHICH MAY DETRACT FROM THE IMMEDIATE ENVIRONMENT.

A. The duplexes are considered low density residential uses and are compatible with other low density residential uses in the area.

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

A. Traffic volume in this neighborhood will not be substantially increased as a result of the proposed apartment. Each duplex lot must contain 2 parking spaces on the lot, which is consistent with the zoning ordinance.

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 other known uses in the area that could be a potential hazard or create an undesirable environment for the proposed residential use.

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

Details of Action:

Summary of Action: Approve the request for 3 duplexes, as shown in the development plan, subject to 4 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: Knoxville-Knox County Planning Commission

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:**