

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.): Approve the RN-4 (General Residential Neighborhood) district because it is consistent with changing conditions in the area and compatible with surrounding development.

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. In addition to the Sevier Avenue Roadway capital improvements and the Sevier Avenue Utility Conduit & Duct Bank Project mentioned previously, there are other private and public developments occurring near the subject property. The Station South development of 20 townhouses was completed in 2024. These residences are located approximately 60 ft northeast of the subject property across an abandoned rail line that is slated for conversion into the SoKno greenway trail and art walk with support from Legacy Parks.
2. These changes support consideration of a new residential zoning district on the subject property. However, the requested RN-5 (General Residential Neighborhood) district could result in a scale and height of development that is out of character with the established single-story homes in this residential enclave between Ford Place and the rail line. The RN-4 (General Residential Neighborhood) district would still provide an increase in residential units, with 3 townhouses or 5 multifamily dwellings being permissible according to lot area standards, but there would be more staff oversight and limitations on height.

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

1. The requested RN-5 district is intended to accommodate medium density residential neighborhoods comprising a heterogeneous mix of single-family, two-family, townhouse, and multi-family dwellings. A zoning ordinance amendment to increase the permissible building height in RN-5 was approved by City Council on November 25, 2025. The maximum height for a multifamily development adjacent to a single-family dwelling is now 45 ft under RN-5.
2. The recommended RN-4 district is intended to accommodate mixed medium density residential development. Single-family and duplex development is permitted by right, whereas townhouse and low-rise multifamily development is subject to Planning staff or Special Use review. The maximum height for a multifamily building next to a single-family dwelling is 35'.
3. While there is more intensive residential development to the north of the subject property, to the south is a neighborhood context that is less intense with one-story, single-family homes being the predominant housing form. RN-4 provides a more appropriate transition of residential intensity at this location because it has a lower maximum height and incorporates Planning staff or Planning Commission review to consider the impact of future development on surrounding properties.

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. A rezoning to RN-5 could result in a multifamily building with a height that dominates the area and overshadows the established homes along Simpson Street and McCormick Street. These streets are unstriped and substandard with narrow pavement widths.

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. A rezoning to RN-4 is more consistent than RN-5 with the General Plan's Development Policy 8.1, to develop infill housing on vacant lots that are compatible with neighboring residences in scale, design and height. RN-4 affords more oversight and limitations on building height that better accommodate the surrounding neighborhood.

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 ample infrastructure and community facilities to support more residential development here.

Action: Approved

Meeting Date: 12/11/2025

Details of Action:

Summary of Action: Approve the RN-4 (General Residential Neighborhood) district because it is consistent with changing conditions in the area and compatible with surrounding development.

Date of Approval: 12/11/2025

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 1/20/2026

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: No Action - Moot

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: