

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 4-C-26-RZ                      **Related File Number:**  
**Application Filed:** 1/29/2026              **Date of Revision:**  
**Applicant:** AMY SHERRILL

## PROPERTY INFORMATION

**General Location:** Northeast corner of Wings Way and Dutch Valley Dr  
**Other Parcel Info.:**  
**Tax ID Number:** 69 J B 046                      **Jurisdiction:** City  
**Size of Tract:** 0.83 acres  
**Accessibility:** Access is via Dutch Valley Drive, a minor arterial with 20 ft of pavement width within a 50-ft right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/Forestry/Vacant Land  
**Surrounding Land Use:**  
**Proposed Use:**    **Density:**  
**Planning Sector:** North City                      **Plan Designation:** MU-SD / NC-4 (Mixed Use-Special District, North side of Du  
**Growth Policy Plan:** N/A (Within City Limits)  
**Neighborhood Context:** This section of Dutch Valley Drive primarily features office and commercial developments on the south side and single family houses and small multifamily buildings on the north side. I-640 runs to the south, and Inskip Pool and Park lie 0.7 miles to the west.

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

**Street:** 1119 DUTCH VALLEY DR  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** O (Office)  
**Former Zoning:**  
**Requested Zoning:** RN-3 (General Residential Neighborhood)  
**Previous Requests:**  
**Extension of Zone:** No, it is not an extension.  
**History of Zoning:** In 2007 the property was rezoned from R-1 (Low Density Residential) to O-1 (Office, Medical, and Related Services) (1-D-07-RZ).

## PLAN INFORMATION (where applicable)

**Current Plan Category:** MU-SD / NC-4 (Mixed Use-Special District, North side of Dutch Valley Road (one lot deep), west of Plummer Road)

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:                      Kelsey Bousquet

Staff Recomm. (Abbr.):                      Approve the RN-3 (General Residential Neighborhood) zoning district because it is consistent with the adopted plans.

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 IS NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY GENERALLY.

1. Since 2010, development trends along the north side of this section of Dutch Valley Road have been primarily residential in nature, consisting of single-family, two-family, and small-scale multifamily dwellings. Development trends to the south have remained stable, consisting of office, commercial, and light industrial uses.
2. A special use for two two-family dwellings was approved roughly 300 ft east of the site in June 2025 (6-A-25-SU).

THE PROPOSED AMENDMENT IS CONSISTENT WITH THE INTENT AND PURPOSES OF THIS CODE.

1. The RN-3 (General Residential Neighborhood) zoning district is intended to accommodate medium density residential neighborhoods characterized by single-family, single-family attached, and two-family homes. The subject property meets the intent of the RN-3 zoning district.
2. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses. The RN-3 district allows limited nonresidential uses compatible with the character of the district and townhouse dwellings by special use approval to facilitate more urban development.

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. The subject property abuts the RN-1 (Single-Family Residential Neighborhood) district on the north, east, and west sides. The proposed rezoning would be a slight decrease in intensity, as the RN-3 district allows fewer nonresidential uses than the current O district.
2. The RN-3 district at this location is not anticipated to negatively impact the surrounding area, which consists of a wide range of housing types and varying nonresidential uses.

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 subject property has the MU-SD, NC4 (Mixed Use Special District, North City 4: Slope Protection Area, Civic/Institutional, Low Density Residential, Medium Density Residential and/or Office) land use classification in the City's One Year Plan and North City Sector Plan. The MU-SD, NC4 district acts as a transition space between the low density residential uses north of Dutch Valley Road and the light industrial and commercial uses to the south.
2. The MU-SD, NC4 class recommends zoning consistent with medium-density residential uses to promote the transitional character of the area. The RN-3 zoning district aligns with the intent of the MU-SD, NC4 land use class.
3. The proposed rezoning is consistent with the General Plan's Development Policy 8.1: Develop infill housing on vacant lots and redevelopment parcels. The subject property is currently a vacant lot

situated between residential and civic uses with direct access to Dutch Valley Road, a minor arterial street.

WHETHER ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, STORM 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 is an urbanized area with ample utility and facility infrastructure to support a rezoning of this site.
2. There is one Knoxville Area Transit bus stop roughly 600 ft east of the subject property.

**Action:** Approved **Meeting Date:** 4/9/2026

**Details of Action:**

**Summary of Action:** Approve the RN-3 (General Residential Neighborhood) zoning district because it is consistent with the adopted plans.

**Date of Approval:** 4/9/2026 **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:** 5/12/2026 **Date of Legislative Action, Second Reading:** 5/26/2026

**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:**