

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:

Staff Recomm. (Abbr.):

Deny the RN-5 (General Residential Neighborhood) zoning district because it is inconsistent with the adopted plans. The HP (Hillside Protection Overlay) would 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 IS NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY GENERALLY.

1. Development in this area has remained stable since the early 1990s, consisting of limited single-family dwellings on large lots and a self-storage facility to the west, which is accessed from Walker Boulevard to the southwest. There has not been a significant change in conditions in the surrounding area to support a rezoning of this site.

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

- 1. The RN-5 (General Residential Neighborhood) zoning district is intended to accommodate medium-density residential neighborhoods comprising a heterogeneous mix of housing types and may also serve as a functional transition between traditionally single-family and two-family residential neighborhoods and more intensely developed residential or commercial areas.
- 2. The subject properties do not meet the intent of the RN-5 district, as it is in an isolated area devoid of medium-density development, nor is it in a transitional area. The other development along Nora Road is sparse, consisting of single-family dwellings on large 1+ acre lots to the west and undeveloped forested slopes to the east. This property is separated from the residential area to the north by railroad tracks and I-640, and to the south, by a very steep ridge at the rear of the subject properties.
- 3. Rezoning should be based on the entire range of uses allowed within a zone to ensure compatibility with development brought forth in the future. The RN-5 district allows more intensive residential development that would be better suited in an area supported by adequate infrastructure.
- 4. The subject property abuts residential zoning districts such as RN-3 (General Residential Neighborhood), RN-6 (Multi-Family Residential Neighborhood), and RN-5 to the south. Though the requested RN-5 district is generally compatible with surrounding zoning, the properties zoned RN-5 and RN-6 are on the other side of the ridge and accessed off of Valley View Drive, a major collector, with multi-family and townhouse development concentrated at the base of the ridge.
- 5. This property is in the HP (Hillside Protection Overlay) district with slopes in the 15-25% and 25-40% ranges, and the majority of the property is constrained with slopes over 40% (Exhibit A: Slope Analysis). Of the approximate 18 acres of the site, only 5.78 acres can be disturbed according to the slope analysis. A portion of the site has been previously disturbed for a 150-ft KUB powerline easement that runs through the northern section of the subject properties. The RN-5 district permits more intensive development than would be appropriate in this environmentally sensitive area.

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. Looking at the map, the subject property appears to be near other medium-density residential areas concentrated along Greenway Drive to the north and Valley View Drive to the south, both of which are major collector streets. However, when traveled by vehicle, the subject property is isolated from these residential developments due to the presence of the railroad tracks and the I-640 overpass to the north and the steep mountain ridge to the south.

2. The requested RN-5 zoning district at this location would permit more intensive development that is permissible by-right that may be incompatible with topography, infrastructure, and adjacent development along Nora Road.

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 requested RN-5 zoning district is not permitted in the OS (Other Open Space) land use classification, and a plan amendment is not recommended to accommodate this request.

2. The proposed rezoning is not consistent with the General Plan's Development Policy 9.2: Encourage development practices that respect and fit the natural landscape, minimizing the loss of trees, woodlands, and wildlife habitat, and Development Policy 6.3: Encourage development in areas with the fewest environmental constraints. As mentioned previously, this site is severely constrained by slopes and is in the HP area. It is almost entirely forested, with the exception of an undeveloped powerline maintenance road that runs through the subject property in a 150-ft easement.

3. The proposed rezoning is also inconsistent with Development Policy 4.5: Avoid creating small, isolated pockets of residential development. As previously mentioned, this section of Nora Road is secluded from nearby residential and non-residential development in the area due to its steep topography and its location near I-640 and the railroad tracks.

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. The subject property is within the KUB service area for water and sewer services.

2. Nora Road is an unstriped local street with pavement widths varying from 10 to 18 ft that ends roughly 650 ft west of the subject property. Due to its narrow and uneven pavement widths, improvements to Nora Road would likely be required. The need for roadway improvements would be determined during the permitting phase.

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

Details of Action: Approve the RN-5 (General Residential Neighborhood) zoning district because it is consistent with the adopted plans. The HP (Hillside Protection Overlay) would be retained.

Summary of Action: Approve the RN-5 (General Residential Neighborhood) zoning district because it is consistent with the adopted plans. The HP (Hillside Protection Overlay) would be retained.

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:**