

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 5-D-26-RZ **Related File Number:**
Application Filed: 3/2/2026 **Date of Revision:**
Applicant: RALPH SMITH, PLS

PROPERTY INFORMATION

General Location: North side of Joyce Ave, south of Keith Ave
Other Parcel Info.:
Tax ID Number: 94 I A 003 **Jurisdiction:** City
Size of Tract: 11706 square feet
Accessibility: Access is via Joyce Avenue, a local street with a pavement width which varies between 18.5 ft and 24.5 ft within a right-of-way which varies between 48 ft and 51 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: **Density:**
Planning Sector: Central City **Plan Designation:** TDR (Traditional Neighborhood Residential)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: This area is comprised of residential, public, and industrial uses. Residential uses are a mix of single family dwellings on small suburban lots and multifamily apartment buildings. Multiple churches and religious gathering spaces are interspersed within the neighborhood surrounding the subject site, and both Westview Park and Westview Elementary School are approximately 0.2 miles to the east. Industrial uses include warehousing, office, shipping, and fabrication operations concentrated along Middlebrook Pike, with some retail operations as well.

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

Street: 3225 JOYCE AVE
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-1 (Single-Family Residential Neighborhood)
Former Zoning:
Requested Zoning: RN-2 (Single-Family Residential Neighborhood)
Previous Requests:
Extension of Zone: No, this would not be an extension.
History of Zoning: This property was part of a larger general rezoning from R-2 (General Residential) to R-1a (Low Density Residential) initiated by MPC in 1989 (1-I-89-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: TDR (Traditional Neighborhood 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: Jake Beaumier

Staff Recomm. (Abbr.): APPROVE the RN-2 (Single-Family Residential Neighborhood) district because it is consistent with the One Year Plan and the Central City Sector Plan as well as surrounding development.

Staff Recomm. (Full):

Comments: REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY GENERALLY:

1. Development in the area has consisted of residential uses on local streets and commercial uses on classified roadways, mainly Middlebrook Pike. Residential development includes two duplexes approved under the middle housing standards located nearly adjacent to the subject site.

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

- 1. The RN-2 zoning district is intended to accommodate low density single-family residential development on relatively small lots with smaller setbacks. The RN-2 district is compatible with the surrounding area, which consists of single family and multi family residential uses and churches.
- 2. This site has a future land use designation of TDR (Traditional Neighborhood Residential) which is primarily residential and is characterized by neighborhoods with a mix of detached and attached houses, sidewalks, smaller lots. Areas within the TDR also allow for residential development under the Middle Housing standards. These standards are intended to promote development of neighborhood-scale housing forms similar in scale to single family homes. Middle Housing building forms permitted by the RN-2 zone are in line with existing single and multifamily structures in the area.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE City, NOR SHALL AND DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

- 1. The RN-2 district is intended to accommodate residential development on relatively small lots with small setbacks. The surrounding area consists of residential uses comparable in scale to those permitted by the RN-2 zone and the Middle Housing standards.
- 2. The RN-2 district is compatible with surrounding zones, which include RN-1, RN-2, RN-5 (General Residential Neighborhood) , and O (Office).

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR

ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS.

- 1. The TDR future land use designation allows for consideration of the RN-2 zoning district.
- 2. The proposed rezoning is consistent with the city's general plan policy 8.1, to develop infill housing on vacant lots which are compatible with the existing neighborhood.

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 proposed RN-2 zone allows limited residential uses and is not anticipated to have a negative impact on services in the area.
2. The subject site is less than 0.25 miles from West View Park and less than 0.5 miles from West View Elementary school.
3. The subject site is 0.25 miles from the Middlebrook Pike and Liberty Street stop of KAT route 16, the Cedar Bluff Connector. Sidewalk access to this stop extends up Liberty Street as far as the Liberty View apartment complex, approximately 475 ft from the site.

Action: Approved **Meeting Date:** 5/14/2026

Details of Action:

Summary of Action: Approve the RN-2 (Single-Family Residential Neighborhood) district because it is consistent with the One Year Plan and the Central City Sector Plan as well as surrounding development.

Date of Approval: 5/14/2026 **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: 6/23/2026 **Date of Legislative Action, Second Reading:** 7/7/2026

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:**