

neighborhood, and development under that district would be compatible with surrounding development. If duplexes were pursued, they would go through special use review by the Planning Commission to ensure the proposed infill is in harmony with adopted plans and surrounding neighborhood character. 2. RN-2 is also a permissible zone per the South City Sector Plan and the One Year Plan's LDR (Low Density Residential) land use classification for this property.

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. The subject property is near a transit line with KAT bus stops in relatively close proximity, though there is not sidewalk access available on the residential streets leading to those bus stops. There are plans that were drafted for a greenway trail abutting the subject property, though construction of this trail is not being pursued at this time. If the greenway were developed in the future, it would provide the subject property with a direct pedestrian pathway to the bus line. The property is also near the major arterial of Chapman Highway, which provides a service-oriented commercial corridor leading downtown.

2. This is an urbanized area where utilities can be extended to accommodate more residential development at this location. Road widening requirements would be evaluated by Knoxville Engineering at the permitting stage.

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 adopted plans and surrounding development. The HP (Hillside Protection Overlay) would be retained.

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Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**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: