

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 5-O-25-RZ                      **Related File Number:**  
**Application Filed:** 3/24/2025              **Date of Revision:**  
**Applicant:** SAVANNAH REYES-DIXON

## PROPERTY INFORMATION

**General Location:** West side of Murray Dr, south of Clinton Hwy  
**Other Parcel Info.:**  
**Tax ID Number:** 68 P A 018                      **Jurisdiction:** City  
**Size of Tract:** 3.36 acres  
**Accessibility:** Access is via Murray Drive, a major collector street with a pavement width ranging from 17 ft to 20 ft within a 50-ft right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Rural Residential  
**Surrounding Land Use:**  
**Proposed Use:**    **Density:**  
**Planning Sector:** Northwest City              **Plan Designation:** MDR (Medium Density Residential), HP (Hillside Ridgetop P  
**Growth Policy Plan:** N/A (Within City Limits)  
**Neighborhood Context:** This area is characterized by residential and commercial uses. Residential uses are single family dwellings on a mix of medium sized lots and small suburban lots. Commercial uses consist of auto-oriented service facilities and heavy retail operations along Clinton Highway, a commercial corridor about 400 ft to the north of the subject property.

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

**Street:** 1203 MURRAY DR  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)  
**Former Zoning:**  
**Requested Zoning:** RN-5 (General Residential Neighborhood);HP (Hillside Protection Overlay)  
**Previous Requests:**  
**Extension of Zone:** No, this is not an extension.  
**History of Zoning:** None noted.

## PLAN INFORMATION (where applicable)



The extent to which improvements are needed would be determined during the design phase.

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 MDR (Medium Density Residential) land use classification in the City's One Year Plan and Northwest City Sector Plan. The MDR land use is intended for areas with a primarily residential character featuring a variety of housing types, including single-family, two-family, townhouses, and multi-family developments. The RN-5 district supports the intent of the MDR land use classification.

2. The recommended rezoning supports the General Plan's Development Policy 11.4, to create gradual zoning transition patterns by placing medium intensity zones between single-family residential areas and higher intensity uses. It also supports Development Policy 8.4, to protect residential areas from encroaching commercial development and other incompatible uses, since the RN-5 zoning district would provide buffering between the higher intensity commercial uses along Clinton Highway and the single-family residential neighborhood to the south.

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. As previously mentioned, the subject property is located within 400 ft of the Clinton Highway Commercial Corridor and roughly a mile from commercial nodes at Clinton Highway along Schaad Road and Merchant Drive, which feature a wide array of retail and service-oriented amenities.

2. A Knoxville Area Transit (KAT) bus stop is within 400 feet of the subject property on Clinton Highway.

**Action:** Approved **Meeting Date:** 5/8/2025

**Details of Action:**

**Summary of Action:** Approve the RN-5 (General Residential Neighborhood) zoning district because it aligns with the City of Knoxville's One Year Plan and Northwest City Sector Plan. The HP (Hillside Protection Overlay) would be retained.

**Date of Approval:** 5/8/2025 **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:** 6/10/2025

**Date of Legislative Action, Second Reading:** 6/24/2025

**Ordinance Number:**

**Other Ordinance Number References:** O-82-2025

**Disposition of Case:** Approved

**Disposition of Case, Second Reading:** Approved

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**