

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 Ridgeway 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)

Current Plan Category: MDR (Medium Density Residential), HP (Hillside Ridgetop Protection)

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-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.

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 the 1980s, development trends in the surrounding area have largely been residential and commercial in nature. Commercial development has been concentrated along Clinton Highway, a major commercial corridor 400 ft north of the subject property. Multi-family residential development has been concentrated along or near Clinton Highway, whereas single-family and two-family developments have mainly been focused to the south.
- 2. The subject property is within 1.15 miles of two major commercial nodes that extend off of Clinton Highway at intersections with other classified streets. The node at Schaad Road is roughly 1.15 miles west of the subject property, and the node at Merchant Drive is roughly 1 mile to the east. Both areas have experienced an increase in infill development including an array of office, commercial, retail, and service-oriented amenities.

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 in the City of Knoxville comprising a heterogenous mix of single-family, two-family, townhouse, and multi-family dwellings.
- 2. The RN-5 District may also serve as a functional transition between traditionally single-family and two-family residential neighborhoods and more intensely developed residential or commercial areas. The subject property meets this description as it is located between commercial properties zoned C-H-1 (Highway Commercial) and residential properties zoned RN-1 (Single-Family Residential Neighborhood) and RN-2 (Single-Family Residential Neighborhood).
- 3. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth in the future would be compatible with the surrounding land uses. The RN-5 zoning district permits limited nonresidential uses that support a residential environment.

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 RN-5 district is intended to support a variety of housing types and provide for a residential environment. As such, it is not anticipated to negatively impact the surrounding area, which features a mix of residential and nonresidential uses.
- 2. Murray Drive is a major collector street with an uneven pavement width ranging from 17 to 20 ft. Due to its uneven width, Murray Drive may have to be widened to comply with the minimum pavement width standards recommended by the American Association of State Highway and Transportation Officials (AASHTO).
- 3. Looking westward, Murray Drive also has a crest in the road that may limit sight distance. If sight distance verification cannot be met, road improvements to address sight distance may be required.

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:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: