CASE SUMMARY

APPLICATION TYPE: REZONING

Planning
KNOXVILLE | KNOX COUNTY

File Number: 7-P-24-RZ **Related File Number:** 7-G-24-PA

Application Filed: 5/28/2024 **Date of Revision:**

Applicant: ANDREW THOMAS

PROPERTY INFORMATION

General Location: Southwest side of the intersection of Inskip Rd and W Parkway Ave

Other Parcel Info.:

Tax ID Number: 69 A D 011.01 **Jurisdiction:** City

Size of Tract: 11080 square feet

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Multifamily Residential

Surrounding Land Use:

Proposed Use: **Density:**

Planning Sector: North City **Plan Designation:** LDR (Low Density Residential)

Growth Policy Plan: N/A (Within City Limits)

Neighborhood Context:

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

Street: 1210 WEST PARKWAY AVE

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-2 (Single-Family Residential Neighborhood)

Former Zoning:

Requested Zoning: RN-4 (General Residential Neighborhood)

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density 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: Samiul Haque

Staff Recomm. (Abbr.): Deny the RN-4 district because it is inconsistent with the LDR (Low Density Residential) classification.

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 SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:
1. This part of the Inskip neighborhood has retained its low-density residential character for at least the last 50 years, except for the two multifamily developments north of the subject parcel, which were built between the late 1960s and early 1970s. There have been some infill house and duplex developments on properties zoned RN-1 and RN-2 in the immediate vicinity. The significant development changes in the broader community, as mentioned in the previous section, occurred at least 0.5 miles away from the subject parcel. The development trend and public infrastructure in the immediate vicinity do not warrant the proposed rezoning.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:
1. The RN-4 district is intended to accommodate mixed medium-density residential development, including single-family dwellings, two-family dwellings, townhouses, low-rise multi-family dwellings, cottage courts, and pocket neighborhoods. Townhouses, multi-family developments, and pocket neighborhoods are permitted upon review, and, in certain instances, with special use approval.
2. The area has a mix of residential uses, including houses, duplexes, and multi-family developments, and it is generally aligned with the intent of the RN-4 district. However, because the RN-4 zone is contrary to the sector plan and small area plan recommendations, it is not a zone that should be considered.
3. Rezonings should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

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 existing two-family dwelling use of the property is consistent with the area. The increased density that could result from development in RN-4 is not supported by the lack of pedestrian connectivity, making the area less safe for pedestrians, including children walking to school, since this property is within the Sterchi Elementary School Parental Responsibility Zone.
2. Due to the small lot size, an RN-4 development could feel much denser than that of the surrounding area.

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 proposed RN-4 district would be inconsistent with the LDR land use classification of the sector plan and One Year plan. Despite the existence of multifamily developments in the vicinity, the sector plan recommended the low density classification here in 2007.
2. The Inskip Small Area Plan (2011) called for downzoning the subject parcel from R-2 (General Residential) to R-1A (Low Density Residential), as mentioned in the plan amendment section. The present RN-2 district is consistent with the plan’s intent.

3. The proposed rezoning is consistent with the General Plan's Development Policy 8.1, which encourages growth in the existing urban area through infill housing on vacant lots and redevelopment parcels.

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. Medium intensity residential developments are generally preferred in pedestrian-oriented locations. Although the property is located within the parental responsibility zone of Sterchi Elementary, there are no sidewalks on the adjacent streets. The closest transit route along Cedar Lane was discontinued in 2024. There is, however, another transit route within a half mile along Highland Drive.
2. This is an urbanized area with utility infrastructure provided by KUB.

Action: Denied **Meeting Date:** 1/8/2026

Details of Action:

Summary of Action: Deny the RN-4 district because it is inconsistent with the LDR (Low Density Residential) classification.

Date of Approval: **Date of Denial:** 1/8/2026 **Postponements:** 7/11/2024, 10/2/2025

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action: **Date of Legislative Action, Second Reading:**

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:**