

# CASE SUMMARY

**APPLICATION TYPE: REZONING**



**File Number:** 9-B-25-RZ

**Related File Number:**

**Application Filed:** 7/18/2025

**Date of Revision:**

**Applicant:** JESSE ALARCON

## PROPERTY INFORMATION

**General Location:** West side of Harvey Dr, east of N Broadway

**Other Parcel Info.:**

**Tax ID Number:** 48 M A 025

**Jurisdiction:** City

**Size of Tract:** 18641 square feet

**Accessibility:** Access is via Harvey Drive, a local street with a pavement width of 20 ft within a 40-ft right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Single Family Residential

**Surrounding Land Use:**

**Proposed Use:**

**Density:**

**Planning Sector:** North City

**Plan Designation:** MDR (Medium Density Residential)

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

**Neighborhood Context:** This area is comprised mainly of residential and commercial uses. The residential uses are a mix of single-family dwellings on small and medium-sized suburban lots and multi-family dwellings in small developments. Commercial uses are predominantly fronting N Broadway and consist of auto-oriented service, retail, and office operations. The Fountain City Ballfields are nearby to the northeast.

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

**Street:** 3415 HARVEY DR

**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, it is not an extension.

**History of Zoning:** None noted.

## PLAN INFORMATION (where applicable)

**Current Plan Category:** MDR (Medium 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:

Kelsey Bousquet

Staff Recomm. (Abbr.):

Approve the RN-2 (Single-Family Residential Neighborhood) zoning district because it is consistent with the adopted plans and surrounding development.

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. Development trends in the surrounding area have featured a mix of uses. Office and commercial uses have been concentrated along N Broadway, abutting residential neighborhoods consisting of single-family and smaller-scale multi-family development. Civic and public uses, such as public parks, recreational facilities, and religious institutions, have been interspersed throughout.

THE PROPOSED AMENDMENT IS CONSISTENT WITH THE INTENT AND PURPOSES OF THIS CODE.

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 would be appropriate here, as the surrounding neighborhood features single-family homes on a range of lot sizes, duplexes, and small-scale multi-family developments.

2. Rezoning 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 RN-2 district permits the same uses as the existing RN-1 district.

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 primary difference between the RN-1 and RN-2 zoning districts are the dimensional standards. The lot sizes and setbacks permitted in the RN-2 district is consistent with the existing development on the west side of Harvey Drive, and as such is not anticipated to negatively impact the surrounding area.

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 is designated MDR (Medium Density Residential) under the City's One Year Plan and North City Sector Plan, which permits the RN-2 zoning district.

2. The proposed rezoning supports the General Plan's Development Policy 9.3, to ensure the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities. The allowable lot sizes and housing types in the RN-2 zoning district are consistent with the surrounding residential development.

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 subject property is within a 0.75-mile radius multiple community amenities such as the Fountain City Ballfields, Fountain City Lake and Park, Fountain City Elementary, Gresham Middle School, and

Central High School.

2. This is an urbanized area with ample utility and facility infrastructure to support a rezoning of this site.

**Action:** Approved

**Meeting Date:** 9/11/2025

**Details of Action:**

**Summary of Action:** Approve the RN-2 (Single-Family Residential Neighborhood) zoning district because it is consistent with the adopted plans and surrounding development.

**Date of Approval:** 9/11/2025

**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:** 10/14/2025

**Date of Legislative Action, Second Reading:** 10/28/2025

**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:**