

# CASE SUMMARY

**APPLICATION TYPE: REZONING**



**File Number:** 9-F-25-RZ **Related File Number:**  
**Application Filed:** 7/28/2025 **Date of Revision:**  
**Applicant:** SHANNON SCHNEIDER

## PROPERTY INFORMATION

**General Location:** East side of Kimberlin Heights Rd, northeast of Chapman Hwy  
**Other Parcel Info.:**  
**Tax ID Number:** 137 D C 00201, 00202 **Jurisdiction:** County  
**Size of Tract:** 1.81 acres  
**Accessibility:** Access is via Kimberlin Heights Road, a major collector street with a pavement width varying from 19 ft to 20 ft within a 42-ft right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Public/Quasi Public Land (church)  
**Surrounding Land Use:**  
**Proposed Use:** **Density:**  
**Planning Sector:** South County **Plan Designation:** SR (Suburban Residential), HP (Hillside Ridgetop Protection)  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** The surrounding area is comprised of single-family residential dwellings on medium sized suburban lots, some commercial uses fronting Chapman highway, and large, densely forested hillsides with steep slopes.

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

**Street:** 120 KIMBERLIN HEIGHTS RD  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** RA (Low Density Residential)  
**Previous Requests:**  
**Extension of Zone:** Yes, this is an extension.  
**History of Zoning:** None noted.

## PLAN INFORMATION (where applicable)

**Current Plan Category:**

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 RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and surrounding development.

Staff Recomm. (Full):

Comments: PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6.30.01, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND ZONES AFFECTED, OR IN THE COUNTY GENERALLY.

1. Since the early 1990s, zoning in the surrounding area has gradually transitioned from A (Agricultural) zoning to residential, office, and commercial zoning. Residential zoning such as RA (Low Density Residential) and PR (Planned Residential) with up to 5 du/ac has been focused north of Chapman Highway, whereas OB (Office, Medical, and Related Services) and CA (General Business) has been concentrated along the Chapman Highway corridor.

2. In 2023, the Covenant Health Outpatient Medical Facility was constructed within a half-mile of the subject property, near the intersection of Chapman Highway and E Governor John Sevier Highway.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSES OF THE APPLICABLE ZONING ORDINANCE.

1. The RA zone provides for residential areas with low population densities. The RA zone is compatible with the surrounding residential zoning, which largely consists of properties zoned RA and PR with up to 5 du/ac.

2. 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 RA zone permits limited nonresidential uses intended to support a residential environment, such as civic and institutional uses.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AN AMENDMENT.

1. The proposed rezoning is not anticipated to negatively impact the surrounding area, as the subject property has direct access to Kimberlin Heights Road, a major collector street that primarily features residential development in a range of lot sizes.

PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE COMPREHENSIVE PLAN OF KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS.

1. With the adoption of the 2024 Knox County Comprehensive Plan, the land use classification for the subject property was changed from AG (Agricultural) to the SR (Suburban Residential) place type, which is intended to support areas appropriate for primarily single-family residential development on a range of lot sizes. The RA zone is directly related to the SR place type.

2. The SR place type recommends a land use mix featuring single-family and attached residential uses such as duplexes, and civic uses. The allowable uses in the RA zone align with the intent of the SR place type.

3. The recommended rezoning complies with the Comprehensive Plan’s Implementation Policy 2, to ensure that new development is sensitive to existing community character. The housing types and lot sizes allowed in the RA zone are consistent with other residential development in the area.

4. In 2024, the Knoxville-Farragut-Knox County Growth Policy Plan was updated to expand the

Planned Growth Area. The subject property is now included in this expanded area, which was previously designated as rural. The purpose of the Planned Growth Area is to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, and offer a wide range of housing choices. The RA zone supports the intent of the Planned Growth Area.

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

**Details of Action:**

**Summary of Action:** Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan 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:** Knox County Commission

**Date of Legislative Action:** **Date of Legislative Action, Second Reading:** 10/20/2025

**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:**