

MEMORANDUM

To: Knoxville-Knox County Planning Commission

From: Michelle Portier, AICP, Senior Planner

Date: 3/01/2021

Subject: 3-A-21-OYP: Consideration of amendments to the Knoxville One Year Plan 2021 Update Agenda Item #11

STAFF RECOMMENDATION:

Knoxville-Knox County Planning staff recommend approval of the [2021 One Year Plan](#).

BACKGROUND

Article VIII, Section 801 of the City Charter requires future zoning in the city conform to the City's comprehensive development plans. The Charter requires the annual preparation and adoption of a one-year comprehensive development plan covering the entire city. Fifteen-and five-year development plans (sector plans) are prepared to provide policy guidance on long and mid-range development issues and serve as a guide to development of the One Year Plan. Pursuant to the requirements of the City Charter, staff has completed the 2021 annual update of the OYP.

2021 PLAN UPDATE HIGHLIGHTS

Planning staff utilized a variety of resources to solicit community input including online news article, a press release, social media, and a project update page that included interactive mapping. The [interactive map series](#) includes the following:

- The current OYP
- OYP and sector plan conflicts
- OYP staff amendments

- Recent OYP amendments
- OYP and zoning conflicts
- Reclassification conflicts

A virtual community meeting was held on January 28, 2021 and was posted on our YouTube channel. The virtual meeting was attended by 3 community members and the YouTube video has had 6 views to date.

The purpose of these meetings was to share information about the proposed amendments, share the plan update objectives, and gather input from the community. The 2021 objectives for the OYP included:

- Improve consistency between the OYP and sector plans
- Communicate conflicts through online mapping

Proposed Amendments

The proposed amendments to the 2021 OYP update include 9 staff amendments and the incorporation of 9 plan amendments approved by City Council since the 2020 update. See Attachment 1 for a list of proposed and Attachment 2 for approved amendments.

Proposed Revisions to the One Year Plan Document

Minor revisions were made to the One Year Plan for the 2021 update. A new section was added detailing zoning conflicts in the RN-3 and RN-5 zones following revisions to the Land Use Classification Table in 2020. See Attachment 3 of a list of these conflicts. And an introductory paragraph for the Land Use Classification Table was reinserted into the document. It had been removed in the 2020 document but has been added back with minor edits. See Attachment 4 to view this change. Attachment 5 contains a full list of revisions to the 2021 One Year Plan.

Next Steps

If approved by the Knoxville-Knox County Planning Commission, the plan will be forwarded to Knoxville City Council for consideration on April 6, 2021 and April 20, 2021.



Attachments:

- 1 - Summary of Proposed Revisions
- 2 – List of Staff-Proposed Amendments
- 3 – List of Approved Amendments in 2020
- 4 – List of Zoning Conflicts in RN-3 and RN-5 zones
- 5 – Introductory Paragraph to Land Use Table





List of Proposed Revisions to the 2021 One Year Plan

The following is a list of proposed edits for the 2021 One Year Plan (OYP).

Chapter 3

1. List of staff proposed amendments for 2021.

Chapter 4

1. Conflicts resulting from the removal of RN-3 from the LDR land use class and of RN-5 from the MDR land use class were added.

Appendices

1. Appendix A has been updated to show the plan amendments that were approved in 2020.
2. In Appendix B, the introductory paragraph from the 2019 One Year Plan has been reinserted (with minor edits) before the Land Use Classification Table.
3. Appendix B has a hyperlink taking readers to the City of Knoxville's zoning ordinance listing of districts and provides the specific numbers of Articles that provide more in-depth information.

TABLE 3.1 STAFF PROPOSED PLAN AMENDMENTS 2021

PLANNING SECTOR	AMENDMENT NUMBER (ON WEBSITE)	LOCATION	DESIGNATION		DESCRIPTION	CITY COUNCIL DISTRICT
			CURRENT	PROPOSED		
CENTRAL CITY	3	800 and 802 S. Central St.	ROW	MU-RC	Align with and recognized sector plan amendment in 2018 (11-B-18-SP); DK-G zone	6
EAST COUNTY	2	0 Union School Rd. (parcel 072 155)	ROW	MDR/O	Update to match sector plan and recognize that the parcel is not part of the right-of-way (map error).	4
	4	0 Strawberry Plains Pk. (parcel 073 03101)	GC	AG	Align with sector plan designation of this parcel with AG designation over the entire parcel (retaining the Stream Protection designation) to match sector plan.	4
	1	5611 E. Governor John Sevier Hwy.	MDR	LDR	Align with the sector plan to support existing RN-2 zoning. This is an undeveloped parcel and LDR is more consistent with the surrounding area.	4
	5	2820 & 0 E. Governor John Sevier Rd. (parcels 097 01801 & 01806)	GC	LI	Update to support I-MU zoning. Sector plan designation for this parcel to be updated during its update process.	1
	6	6221 Riverview Crossing Dr.	GC	MU-SD, ECO-6	Update half of the parcel designated GC to MU-SD, ECO-6 to align with sector plan.	4
NORTHEAST COUNTY	8	6388 Cement Plant Rd.	HI	CI	Update to support use of property as police training facility. Sector plan designation for this parcel to be updated during its update process.	4
	9	1124 & 0 Loves Creek Rd. (parcels 060 P B 003 & 005)	LDR	PP	Update to align with zoning map. Some of the properties are zoned RN-1 and others are zoned OS depending on property ownership. Sector plan designation for these parcels to be updated during its update process.	4
WEST CITY	7	2 parcels, both 0 S. Northshore Dr. (parcels 133 K A 001 & 002)	LDR	O	Align with the sector plan to support existing OA zoning.	2

APPENDIX A

AMENDMENTS APPROVED SINCE ADOPTION OF 2020 UPDATE

The following amendments were proposed by applicants and were approved by the Planning Commission and City Council in 2020.

Sector	File Number	Street Address	Parcel ID	Previous land use designation	Approved new land use designation
CENTRAL CITY	4-A-20-PA 4-A-20-SP (no rezoning)	0 E. Fifth Ave.	082 P K 034, 082 P K 035, and 082 P K 038	Mixed Use-Special District, Magnolia Gateways	Open Space
	7-H-20-RZ 7-D-20-PA 7--20-SP	2724 Western Ave.	94 H A 008 (part of) (replatted and now parcel 94 H A 00801)	Open Space	General Commercial
EAST CITY	4-F-20-RZ 4-E-20-PA 4-G-20-SP	4318 Washington Pk.	70 C E 008	Low Density Residential	Medium Density Residential
NORTH CITY	1-A-20-RZ 1-A-20-PA 1-A-20-SP	3313 and 3309 Mill Rd.	059 018 and 059 019	Low Density Residential	Light Industrial and Low Density Residential
	10-L-20-RZ 10-B-20-PA 10-D-20-SP	3001 2915, 3027, 2931 Knoxville Center Dr.	59 026, 02603,02604 and 02605	Mixed Use-Regional Center	Light Industrial
NORTHWEST CITY	4-K-20-RZ 4-G-20-PA 4-K-20-SP	4295 Middlebrook Farm Ln.	93 K B 00201	Agricultural Conservation	Heavy Industrial
NORTHWEST COUNTY	7-D-20-RZ 7-A-20-PA 7-B-20-SP	1301 E. Weisgarber Rd.	106 D A 00622 (part of) now parcel 106 D A 00625	Light Industrial	Office
	7-E-20-RZ 7-B-20-PA 7-C-20-SP	942 Piney Grove Church Rd.	106 D J 039	Medium Density Residential	Medium Density Residential/Office
SOUTH CITY	7-G-20-RZ 7-C-20-PA 7-E-20-SP	4612 W. Martin Mill Pk.	123 A F 03501	Low Density Residential	Medium Density Residential

CONFLICTS RESULTING FROM THE REMOVAL OF RN-3 FROM THE LDR (LOW DENSITY RESIDENTIAL) LAND USE CLASS

The conflicts in Table 4.1 resulted from the removal of the RN-3 (General Residential) zone from the LDR (Low Density Residential) land use class.

In Table 4.1, the zones prior to the adoption of the new zoning ordinance are listed. Instances of R-2 (General Residential) zoning would have been inconsistent with the LDR land use classification prior to the adoption of the new ordinance and map. However, with the adoption of the new zoning map and ordinance effective as of January 1, 2020, many of these properties were reassigned to zones that both reflected the current land use and came into compliance with the One Year Plan, achieving the goal of reducing inconsistencies between the zoning map and One Year Plan. These properties were in compliance from January 1, 2020 until the second reading of the One Year Plan on April 21, 2020, during which removal of the RN-3 zoning district from the LDR land use class was approved.

The City of Knoxville Zoning Ordinance describes the RN-3 General Residential Neighborhood Zoning District as, “intended to accommodate medium density residential neighborhoods in the City of Knoxville characterized by one and two-family homes. Townhouse dwellings may be allowed by special use approval to facilitate a more urban development form. Limited nonresidential uses that are compatible with the character of the district may also be permitted.”

TABLE 4.1 CONFLICTS RESULTING FROM THE REMOVAL OF RN-3 FROM THE LDR (LOW DENSITY RESIDENTIAL) LAND USE CLASS

ADDRESS OR LOCATION DESCRIPTION	PREVIOUS ZONING (not including any overlays)	LAND USE DESIGNATION
EAST CITY SECTOR		
TH development off of Buffat Mill Rd, on Brig Ln and Locarno Dr	RP-1	LDR
3202 Thomas Hill Way	R-1A	LDR
5211 & 5225 Pocahontas Dr	R-1	LDR
Multiple parcels between Mannington Dr & Mill Pond Rd at their intersection with Lexann Ln	RP-1	LDR
Multiple parcels between Mannington Dr & Nettleton Dr at their intersection with Lexann Ln	RP-1	LDR
Multiple parcels off of Spring Park Rd and Sinclair Dr	RP-1	LDR
Multiple parcels on west side of Spring Park Rd south of McIntyre Rd	RP-1	LDR
Multiple parcels on the south side of Blue Star Dr and the west side of Spring Park Rd	RP-1	LDR
Multiple parcels on the north side of Blue Star Dr off of Sinclair Dr	RP-1	LDR
Multiple parcels on south side of Valley View Dr, along Laurel View Rd, Nettleton Dr, Lexann Ln, and Mill Pond Dr	RP-1	LDR
NORTH CITY SECTOR		
3014 Rennoc Rd	R-2	LDR
2541 Fair Dr & 2514 Cedar Ln	R-2 & R-1A	LDR
931 Tavistock Way	RP-1	LDR
3005 Conner Dr	R-2	LDR
2620 Holbrook Dr	R-1A	LDR
1900 & 0 Ridgecrest Dr	RP-1	LDR
4210 Iona Way	R-1	LDR
601 Yellow Leaf Way	R-2	LDR
504 Heming Way	R-2	LDR
100 Butler Dr	R-2	LDR
Multiple parcels on south side of Helen Dr between Mint Rd and Ena Rd	R-1 & R-2	LDR
Multiple parcels on west side of Mint Rd south of Greenway Dr	R-1	LDR
5001 White Petal Way	R-2	LDR
4839 Poplar Crest Way	R-2	LDR
part of 801 Blue Spruce Way	R-2	LDR
Multiple parcels on west side of Mint Rd and the south side of Greenway Dr	R-1	LDR

ADDRESS OR LOCATION DESCRIPTION	PREVIOUS ZONING (not including any overlays)	LAND USE DESIGNATION
NORTHEAST COUNTY SECTOR		
Multiple parcels along McCampbell Way, west of Glen Creek Rd	RP-1	LDR
Multiple parcels along Trestle Way & Pullman Way, east of Washington Pk	RP-1	LDR
NORTHWEST CITY SECTOR		
100 Brentway Circle	R-1A	LDR
Multiple parcels inside the Round Hill Ln loop	RP-1	LDR
0 Kingman Dr, 0 Kingman Dr (080 J B 00501)	RP-1	LDR
Multiple parcels on south side of Pleasant Ridge Dr northwest of Walnoaks Rd	RP-1	LDR
Multiple parcels on north side of Pleasant Ridge Dr off of Clay Top Ln	RP-1	LDR
Multiple parcels on the north side of Matlock Drive west of Lynnmont Rd	RP-1	LDR
Multiple parcels on the east side of Henson Rd off of Avery Woods Ln	RP-1	LDR
1834 & 0 Kim Watt Dr	RP-1	LDR
3931 Lonas Dr	RP-1	LDR
1725 & 1727 Kim Watt Dr	R-1A	LDR
1732 Kim Watt Dr	R-1A	LDR
1700 Kim Watt Dr	R-1	LDR
1845 Kim Watt Dr	RP-1	LDR
1838 Pennington Way	R-1A	LDR
Multiple parcels on Cummins Ln off of Ball Camp Pk	RP-1	LDR
Multiple parcels on Pecanwood Way off of Sisk Rd	RP-1	LDR
Multiple parcels off of Moss Creek Rd and side streets, north side of Pleasant Ridge Rd	RP-1	LDR
NORTHWEST COUNTY SECTOR		
6 parcels off of Middlebrook Pk & Webster Grove Ln	RP-1	LDR
multiple parcels off of Robinson Rd & Elmhurst Way	RP-1	LDR
Multiple parcels off of Ferd Hickey Rd and off of Glade Hill Dr/Chatham Circle	RP-1	LDR
Multiple parcels inside Chatham Circle	RP-1	LDR
Multiple parcels outside Chatham Circle to the NE	RP-1	LDR
Multiple parcels off of Francis Station Rd to south	RP-1	LDR
Multiple parcels off of Dick Lonas Dr and Avensong Ln	RP-1	LDR
Multiple parcels off of Francis Station Rd to north	RP-1	LDR
Multiple parcels on north side of McKamey Rd off of Pueblo Pl, among other side streets	RP-1	LDR

ADDRESS OR LOCATION DESCRIPTION	PREVIOUS ZONING (not including any overlays)	LAND USE DESIGNATION
Multiple parcels on south side of Glen Meadow Rd NW of its intersection with Creekhead Dr	RP-1	LDR
Multiple parcels off of Slate Valley Ln and Granite Hill Ln	RP-1	LDR
6200 Patel Way	RP-1	LDR
Multiple parcels on north side of Glen Meadow Rd off of Countryhill Ln and Piney Grove Church Rd	RP-1	LDR
Multiple parcels on north side of Francis Rd across from Socony Ln	RP-1	LDR
SOUTH CITY SECTOR		
891 Colonial Estates Way	RP-1	LDR
3930 Cherokee Woods Way	RP-1	LDR
417 Woodlawn Gardens Way	RP-1	LDR
4125 Woodlawn Pike	RP-1	LDR
501 View Park Dr	RP-1	LDR
3545 Colchester Ct	RP-1	LDR
SOUTH COUNTY SECTOR		
Multiple parcels off of Ginnbrooke Ln, off of Ginn Farm Dr and west of Alcoa Hwy	RP-1	LDR
Multiple parcels along Gazebo Point Way off of Ginn Farm Dr	RP-1	LDR
Multiple parcels along Briar Rock Ln south of Woodson Dr	RP-1	LDR
SOUTHWEST COUNTY SECTOR		
7204 S Northshore Dr	R-1A	LDR
Multiple parcels at intersection of Sunny Springs Ln and Autumn Valley Ln	RP-1	LDR
Multiple parcels at intersection of Grove Branch Ln and Autumn Valley Ln	RP-1	LDR
WEST CITY SECTOR		
25 parcels off on Macbeth Way	RP-1	LDR
3340 Kingston Pk	RP-1	LDR
7121, 7102, & 7103 Dulaney Way & 1342 Gatewood Ln	R-1A	LDR
502 Glen Ives Way & multiple parcels on the south side of Deane Hill Dr across from its intersection with Cheshire Dr	RP-1	LDR
Multiple parcels along Stone Pony Way, south of Deane Hill Dr	RP-1	LDR

CONFLICTS RESULTING FROM THE REMOVAL OF RN-5 FROM THE MDR (MEDIUM DENSITY RESIDENTIAL) LAND USE CLASS

The conflicts in Table 4.2 resulted from the removal of the RN-5 (General Residential) zone from the MDR (Medium Density Residential) land use class.

In Table 4.2, the zones prior to the adoption of the new zoning ordinance are listed. Instances of R-1, R-1A, and R-2 zoning would have been inconsistent with the MDR land use classification prior to the adoption of the new ordinance and map. Upon adoption of the new zoning map and ordinance effective as of January 1, 2020, many of these properties were reassigned to zones that both reflected the current land use and came into compliance with the One Year Plan, achieving the goal of reducing inconsistencies between the zoning map and One Year Plan. These properties were in compliance from January 1, 2020 until removal of the RN-5 zoning district from the MDR land use class upon revisions to the Land Use Classification Table during the One Year Plan approval process. The MDR land use class currently allows RN-2, RN-3, and RN-4 zoning districts.

The City of Knoxville Zoning Ordinance describes the RN-5 General Residential Neighborhood Zoning District as, “intended to accommodate medium density residential neighborhoods in the City of Knoxville comprising a heterogeneous mix of single-family, two-family, townhouse, and multi-family dwellings. The RN-5 District may also serve as a functional transition between traditionally single-family and two-family residential neighborhoods within the City, and more intensely developed residential or commercial areas. Limited nonresidential uses that are compatible with the character of the district may also be permitted.”

TABLE 4.2 CONFLICTS RESULTING FROM THE REMOVAL OF RN-5 FROM THE MDR (MEDIUM DENSITY RESIDENTIAL) LAND USE CLASS

ADDRESS OR LOCATION DESCRIPTION	PREVIOUS ZONING (not including any overlays)	LAND USE DESIGNATION
CENTRAL CITY SECTOR		
1403 & 1415 Laurel Ave, 401 Fourteenth St	R-3	MDR
1638, 1642, & 0 Highland Ave	R-3	MDR
1501 Clinch Ave, 1502, 1506, & 0 Laurel Ave	R-3	MDR
1533, 1537, & 1539, Laurel Ave, and 0 Sixteenth St	R-3	MDR
8 parcels between Clinch and Laurel, James Agee and 14th Streets	R-3	MDR
1511 Laurel Ave & 315 James Agee St	R-3	MDR
6 parcels between Clinch and Laurel, Fourteenth and Thirteenth Streets	R-3	MDR
7 parcels between 16th and S 17th Streets, fronting Highland (1/2 block)	R-3	MDR
9 parcels between 16th and James Agee Streets, fronting Highland Ave (1/2 block)	R-3	MDR
Block between 13th and 12th Streets, Laurel and Clinch Ave's	R-3	MDR
1/2 block fronting Forest Ave on south, between 16th and S 17th Streets	R-3	MDR
1/2 block fronting Highland Ave on south, between James Agee and 14th Streets	R-3	MDR
1402, 1408, 1412, and 1414 Highland Ave, 310 James Agee St	R-3	MDR
1621, 1623, 1625, and 1627 Forest Ave	R-3	MDR
1/2 block fronting Highland Ave on north, between James Agee and 16th Streets	R-3	MDR
7 parcels at northwest quadrant of intersection of Forest Ave and 16th St	R-3	MDR
5 parcels at northeast quadrant of intersection of James Agee St and Highland Ave	R-3	MDR
1/2 block fronting Forest Ave on south, between James Agee St 16th Ave	R-3	MDR
11 of 12 parcels on 1/2 block fronting on north, between James Agee & 16th	R-3	MDR
1837 Linden Ave	R-3	MDR
1500 Fort Promise Dr	R-2	MDR
523 N Bertrand St	R-2	MDR
1/2 block fronting Forest Ave on south, between James Agee St & 13th Ave	R-3	MDR
1/2 block on north side of Highland Ave up to alley, between 12th & 13th Streets	R-3	MDR
1/2 block fronting Forest Ave on north, between James Agee St 13th Ave	R-3	MDR
3930 Summercrest Way	RP-1	MDR

ADDRESS OR LOCATION DESCRIPTION	PREVIOUS ZONING (not including any overlays)	LAND USE DESIGNATION
714 Pertinax Dr	RP-2	MDR
3922 Galba Rd	RP-2	MDR
605 Pertinax Dr & 3924 Geta Rd	RP-2	MDR
3800 Claudius Rd	RP-2	MDR
3928 Probus Rd	RP-2	MDR
712 Breda Dr	RP-2	MDR
805 Pertinax Dr	RP-2	MDR
3800 Tiberius Rd	RP-2	MDR
3901 Nerva Rd	RP-2	MDR
501 Pertinax Dr	R-2	MDR
3800 Geta & 608 Pertinax Dr	RP-2	MDR
1401 W Oldham Dr	R-2	MDR
1920 Virginia Ave	R-2	MDR
1300 W Oldham Ave	R-2	MDR
1331 W Oldham Ave	R-2	MDR
1433 McSpadden St	R-2	MDR
1203 W Oldham Ave	R-2	MDR
1800 Linden Ave	R-3	MDR
2224 Ridgebrook Ln	R-2	MDR
2225 Ridgebrook Ln	R-2	MDR
2112 Ridgebrook Ln	R-2	MDR
2040 Dandridge Ave	R-2	MDR
1301 Alliance Dr	R-2	MDR
4 parcels mid-block between 16th & S. 17th Streets, Laurel Ave & Clinch Ave	R-3	MDR
1645 & 1651 Laurel Ave	R-3	MDR
1631 Laurel & 316 S. 17th St	R-3	MDR
300 Saint Francis Way	O-1	MDR
176 Hiawasse Dr	R-2	MDR
3404 Dill St (southern portion in MDR)	R-2	MDR
10 parcels south of Hill Ave and west of S. Broadway (Maplehurst)	R-3	MDR
1817 Riverside Dr	R-2	MDR
2114 Cornelia Cartwright Ave	R-2	MDR
1945 Goins Dr	R-2	MDR

ADDRESS OR LOCATION DESCRIPTION	PREVIOUS ZONING (not including any overlays)	LAND USE DESIGNATION
2121 Cornelia Cartwright Ave	R-2	MDR
2022 Pascal Dr	R-2	MDR
2815 Badgett Dr (western tip)	R-2	MDR
2919 Oregon Ave	R-2	MDR
2901 Sherman St	R-2	MDR
3001 Sherman St	R-2	MDR
EAST CITY SECTOR		
0 & 3333 Holston Hills Rd, 3204 River Maple Way	R-2	MDR
3534 & 3536 Old Valley View Dr, & part of 3521 Old Valley View Dr (dual zoning on last parcel)	RP-1	MDR
3505 Old Valley View Rd	RP-1	MDR
4701 Asheville Hwy	R-2	MDR
4530 Holston Dr	R-2	MDR
4330 Mansion Ave	R-2	MDR
3506 Oak Branch Cir	RP-1	MDR
NORTH CITY SECTOR		
5703 Jacksboro Pk	R-2	MDR
614 Cedar Ln	R-2	MDR
5005 Inskip Rd	R-2	MDR
701 Cedar Ln	R-2	MDR
2116 & 2132 Adair Dr	R-2	MDR
4917 Jenkins Rd	R-2	MDR
917, 1015, 1021, & 1025 W Parkway Ave, & 1008 Cedar Ln	R-2	MDR
1209 Cedar Ln	R-2	MDR
118, 126, & 200 Sylvia Dr	R-2	MDR
4110 & 4128 Holland Rd	R-2	MDR
1932 & 2008 Dutch Valley Dr	R-2	MDR
4820, 4834, & 4848 Scheel Rd	R-2	MDR
718 & 722 Highland Dr & 4835 Elder Rd	R-2	MDR
4828 Smithwood Rd & 3400 Tazewell Pk	R-2	MDR
3301 (2 parcels), 3303, & 3305 Tazewell Pk	R-2	MDR
5310 White Blossom Way	R-2	MDR
5015, 5017, 5019, & 5021 Jacksboro Pk	R-2	MDR
5107 & 5109 Jacksboro Pk	R-2	MDR

ADDRESS OR LOCATION DESCRIPTION	PREVIOUS ZONING (not including any overlays)	LAND USE DESIGNATION
5507 Fountain Rd	R-2	MDR
2700, 2708, 2710, & 2716 Holbrook Rd	R-2	MDR
6 parcels comprising block at SW intersect of Dahlia Dr & Kingwood Rd	R-2	MDR
101 College Park Ln & 0 Fountain Rd	R-2	MDR
5405 Colonial Circle & 3030 Holbrook Dr	R-2	MDR
5410 Colonial Circle & 5518 Peyton Pl	R-2	MDR
304 & 310 Watauga, 112 Templeton Rd, & 3305 Garden Dr	R-2	MDR
5540 N Broadway Ave & 220 Templeton Rd	R-2	MDR
5525 Jacksboro Pk	R-2	MDR
5615 Jacksboro Pk	R-2	MDR
4617 Almond Way	RP-1	MDR
4812, 4816, 4822, 4826, & 4834 Elder Rd	R-2	MDR
723, 725, 729, 731, 733, & 735 Highland Dr	R-2	MDR
3116 Rennoc Rd	R-2	MDR
3105 Essary Rd	R-2	MDR
NORTHWEST CITY SECTOR		
3910 Middlebrook Pk	R-2	MDR
4601 Pleasant Ridge Rd	R-1A	MDR
5700 Pleasant Ridge Rd	R-1A	MDR
7003 Traditional Drive & 7118 W Arbor Trace Dr	R-2	MDR
4700 Schubert Rd	R-2	MDR
5401 Scenicwood Rd	R-2	MDR
1575 Coleman Rd	R-2	MDR
100 Brentway Cir	R-1A	MDR
2300 Merchant Dr	R-1A	MDR
4501 Tillery Rd, 1303 & 1307 Wilson Rd	R-1A	MDR
5237 Tillery Rd	R-1A	MDR
7 parcels south of Matlock Dr & surrounding Lynnmont Rd and Leonie Ln	R-2	MDR
NORTHWEST COUNTY SECTOR		
Part of 8400 Country Club Way (property crosses city/county line)	R-1E	MDR
Same parcel as above	R-1E	MDR
All 6 parcels off of the Falling Leaves Circle cul-de-sac	R-2	MDR
8729 Middlebrook Pk	RP-1	MDR

ADDRESS OR LOCATION DESCRIPTION	PREVIOUS ZONING (not including any overlays)	LAND USE DESIGNATION
5999 Tannahill Dr	R-2	MDR
995 Woodview Ln	RP-1	MDR
SOUTH CITY SECTOR		
201 Overbook Dr, 206 Gayview Dr, & 217 Jerry Ln	R-2	MDR
5022 Chapman Hwy	R-2	MDR
3930 Cherokee Woods Way	RP-1	MDR
4530 Joe Lewis Rd	R-2	MDR
1415 E. Moody Ave	R-2	MDR
1311 Bertie Rand St	R-2	MDR
2710 Sevier Ave	R-2	MDR
609 Hedgeapple Rd	R-2	MDR
120 Taliwa Ct, the portion south of the Taliwa Ct ROW	R-2	MDR
120 Taliwa Ct, the portion north of the Taliwa Ct ROW	R-2	MDR
3423 Sevier Ave	R-2	MDR
301 Woodlawn Pk	R-2	MDR
4501 Joe Lewis Rd	R-2	MDR
2701 Sevier Ave & 1234 Baker Ave	R-2	MDR
WEST CITY SECTOR		
5 parcels at southwest quadrant of Morrell Rd/Gleason Dr intersect	RP-1 & R-1A	MDR
5709 Lyons View Pk (2 parcels: 121 B D 01101 & 121 G H 001)	R-2	MDR
3727 Taliluna Ave	R-2	MDR
3636 & 3638 Taliluna Ave, 1460 Kenesaw Ave	R-2	MDR
1400 Kenesaw Ave, 3641 Taliluna Ave, & 1172 Keowee Ave	R-2	MDR
1161 & 1169 Keowee Ave, 1160 Kenesaw Ave	R-2	MDR
501, 505 & 606 Longview Rd	R-2	MDR
701 Longview Rd	R-2	MDR
500, 504, 600, & 700 Longview Rd	R-2	MDR
1014, 1082, and 1108 Forest Heights Rd	R-2	MDR
9 parcels south of Elderberry Dr & west of Flanders Ln	R-2	MDR
8201 & 8207 Elderberry, 0 Beaverton Rd	R-2	MDR
21 parcels south of Elderberry Dr and east of Flanders Ln	R-2	MDR
6 parcels north of Elderberry Dr and east of Beaverton Rd (at intersection)	R-2	MDR

APPENDIX B

LAND USE CLASSIFICATIONS

The following table describes the general land use categories and lists the zoning classes that conform to the intent of each of these categories.

Under each of the land use categories is a range of permitted zoning districts. The Planning Commission and City Council have the option to further limit these ranges for particular properties. While any zoning district listed under each general land use category can be considered, each district listed is not automatically appropriate for a given property. The Planning Commission and City Council are obligated to recommend and approve the best zoning district, within the conforming range, for the area.

The zones are described in more detail in the [Knoxville Zoning Ordinance](#), and Articles 4 – 8 contain descriptions and requirements for all of the City’s zoning districts.