

SPECIAL USE REPORT

► **FILE #:** 11-B-25-SU

AGENDA ITEM #:

AGENDA DATE: 11/13/2025

► **APPLICANT:** STEVEN W ABBOTT JR

OWNER(S): Braden Family Properties LLC

TAX ID NUMBER: 58 D K 02001

[View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS: 5305 JACKSBORO PIKE

► **LOCATION:** Southwest corner of Rondo Rd and Jacksboro Pike, north of Essary Dr

► **APPX. SIZE OF TRACT:** 13882 square feet

SECTOR PLAN: North City

GROWTH POLICY PLAN: N/A (Within City Limits)

ACCESSIBILITY: Access is via Rondo Road, an unstriped local street with 15 ft of pavement width within a 39-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: First Creek

► **ZONING:** RN-2 (Single-Family Residential Neighborhood)

► **EXISTING LAND USE:** Office

► **PROPOSED USE:** Two Family Dwelling

HISTORY OF ZONING: In 1983 the property was rezoned from R-2 (General Residential District) to R-1 (Single Family Residential) (10-N-83-RZ). In 1986 the property was rezoned from R-1 to R-2 (7-G-86-RZ). In 2024 the property was rezoned from RN-1 (Single-Family Residential Neighborhood) to RN-2 (Single-Family Residential Neighborhood), but RN-4 (General Residential Neighborhood) was requested (7-D-24-RZ).

SURROUNDING LAND USE AND ZONING: North: Single family residential - RN-2 (Single-Family Residential Neighborhood)

South: Office - RN-2 (Single-Family Residential Neighborhood)

East: Single family residential - RN-1 (Single-Family Residential Neighborhood)

West: Single family residential - RN-1 (Single-Family Residential Neighborhood)

NEIGHBORHOOD CONTEXT: The subject property is in a residential area in Fountain City that primarily features single family houses interspersed with duplexes. Central High School is 0.2 miles to the northwest, and the N Broadway commercial corridor lies 0.72 miles to the west.

STAFF RECOMMENDATION:



ESTIMATED TRAFFIC IMPACT: 28 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 0 (public school children, grades K-12)

Schools affected by this proposal: Fountain City Elementary, Gresham Middle, and Central High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed.