

# REZONING REPORT

▶ **FILE #:** 4-C-26-RZ

**AGENDA ITEM #:** 8

**AGENDA DATE:** 4/9/2026

▶ **APPLICANT:** AMY SHERRILL  
**OWNER(S):** Michael & Wendy Smith

**TAX ID NUMBER:** 69 J B 046 [View map on KGIS](#)

**JURISDICTION:** City Council District 5

**STREET ADDRESS:** 1119 DUTCH VALLEY DR

▶ **LOCATION:** **Northeast corner of Wings Way and Dutch Valley Dr**

▶ **APPX. SIZE OF TRACT:** **0.83 acres**

**SECTOR PLAN:** North City

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

**ACCESSIBILITY:** Access is via Dutch Valley Drive, a minor arterial with 20 ft of pavement width within a 50-ft right-of-way.

**UTILITIES:** Water Source: Knoxville Utilities Board  
 Sewer Source: Knoxville Utilities Board

**FIRE DISTRICT:** Knoxville Fire Department

**WATERSHED:** Second Creek, First Creek

▶ **CURRENT ZONING:** **O (Office)**

▶ **REQUESTED ZONING:** **RN-3 (General Residential Neighborhood)**

▶ **EXISTING LAND USE:** **Agriculture/Forestry/Vacant Land**

▶ **EXTENSION OF ZONING:** No, it is not an extension.

**HISTORY OF ZONING:** In 2007 the property was rezoned from R-1 (Low Density Residential) to O-1 (Office, Medical, and Related Services) (1-D-07-RZ).

**SURROUNDING LAND USE AND ZONING:**  
 North: Single family residential - RN-1 (Single-Family Residential Neighborhood)  
 South: Transportation/communications/utilities - I-G (General Industrial)  
 East: Single family residential - RN-1 (Single-Family Residential Neighborhood)  
 West: Public/quasi public land (church) - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay), (C) (Former Planned District)

**NEIGHBORHOOD CONTEXT:** This section of Dutch Valley Drive primarily features office and commercial developments on the south side and single family houses and small multifamily buildings on the north side. I-640 runs to the south, and Inskip Pool and Park lie 0.7 miles to the west.

**STAFF RECOMMENDATION:**

▶ **Approve the RN-3 (General Residential Neighborhood) zoning district because it is consistent with the**

**adopted plans.**

**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. Since 2010, development trends along the north side of this section of Dutch Valley Road have been primarily residential in nature, consisting of single-family, two-family, and small-scale multifamily dwellings. Development trends to the south have remained stable, consisting of office, commercial, and light industrial uses.
2. A special use for two two-family dwellings was approved in June 2025, roughly 300 ft east of the site (6-A-25-SU).

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

1. The RN-3 (General Residential Neighborhood) zoning district is intended to accommodate medium density residential neighborhoods characterized by single-family, single-family attached, and two-family homes. The subject property meets the intent of the RN-3 zoning district.
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-3 district allows limited nonresidential uses compatible with the character of the district and townhouse dwellings by special use approval to facilitate more urban development.

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 subject property abuts the RN-1 (Single-Family Residential Neighborhood) district on the north, east, and west sides. The proposed rezoning would be a slight decrease in intensity, as the RN-3 district allows fewer nonresidential uses than the current O district.
2. The RN-3 district at this location is not anticipated to negatively impact the surrounding area, which consists of a wide range of housing types and varying nonresidential uses.

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 has the MU-SD, NC4 (Mixed Use Special District, North City 4: Slope Protection Area, Civic/Institutional, Low Density Residential, Medium Density Residential and/or Office) land use classification in the City's One Year Plan and North City Sector Plan. The MU-SD, NC4 district acts as a transition space between the low density residential uses north of Dutch Valley Road and the light industrial and commercial uses to the south.
2. The MU-SD, NC4 class recommends zoning consistent with medium-density residential uses to promote the transitional character of the area. The RN-3 zoning district aligns with the intent of the MU-SD, NC4 land use class.
3. The proposed rezoning is consistent with the General Plan's Development Policy 8.1: Develop infill housing on vacant lots and redevelopment parcels. The subject property is currently a vacant lot situated between residential and civic uses with direct access to Dutch Valley Road, a minor arterial street.

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.

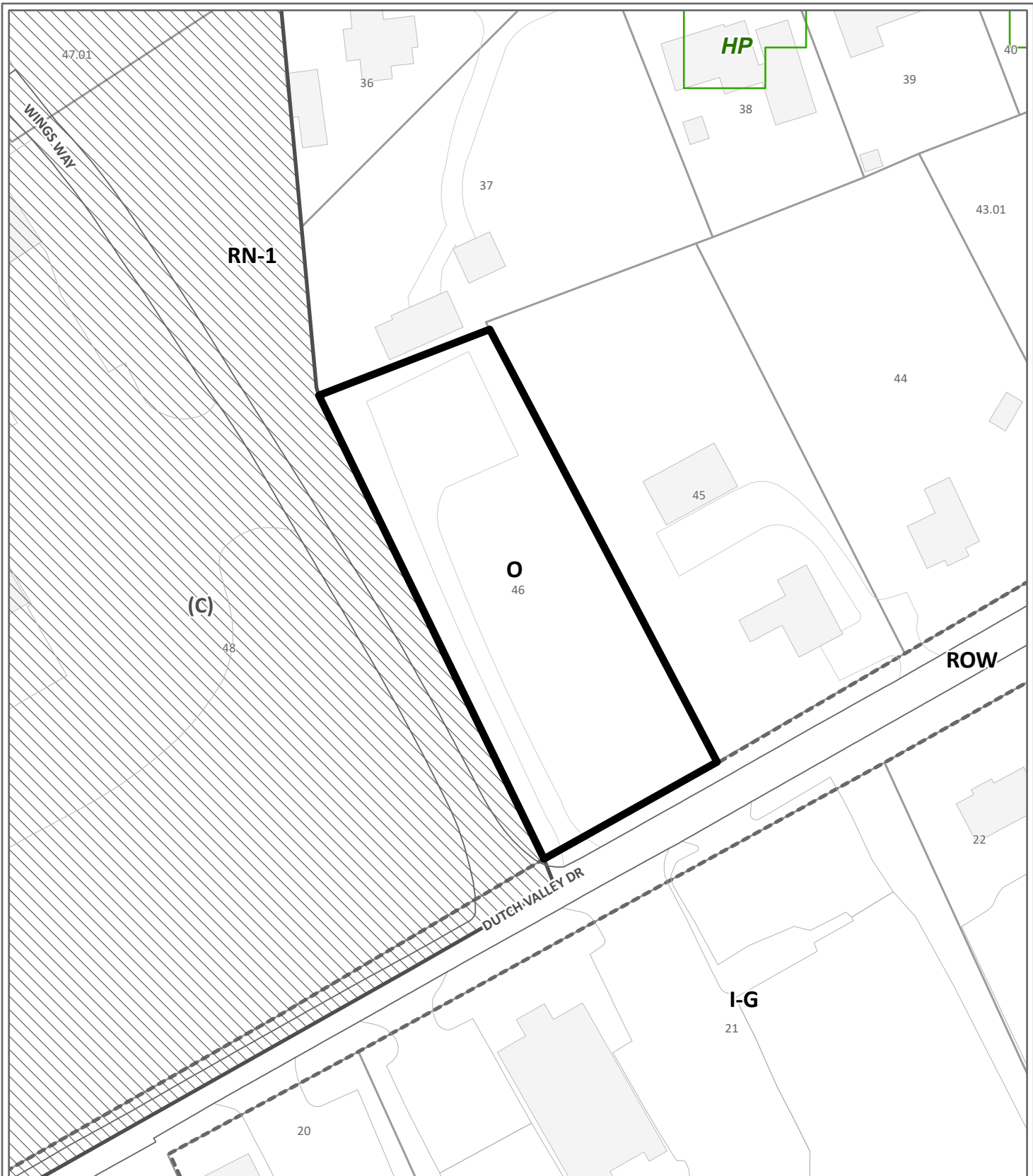
1. This is an urbanized area with ample utility and facility infrastructure to support a rezoning of this site.
2. There is one Knoxville Area Transit bus stop roughly 600 ft east of the subject property.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

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

If approved, this item will be forwarded to Knoxville City Council for action on 5/12/2026 and 5/26/2026. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



**REZONING**

**4-C-26-RZ**

**Petitioner: Amy Sherrill**

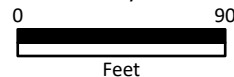


**From:** O (Office)

**To:** RN-3 (General Residential Neighborhood)

**Map No:** 69

**Jurisdiction:** City



**Original Print Date:** 3/9/2026

*Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902*

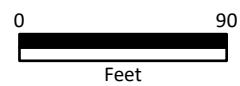
# Exhibit A. Contextual Images



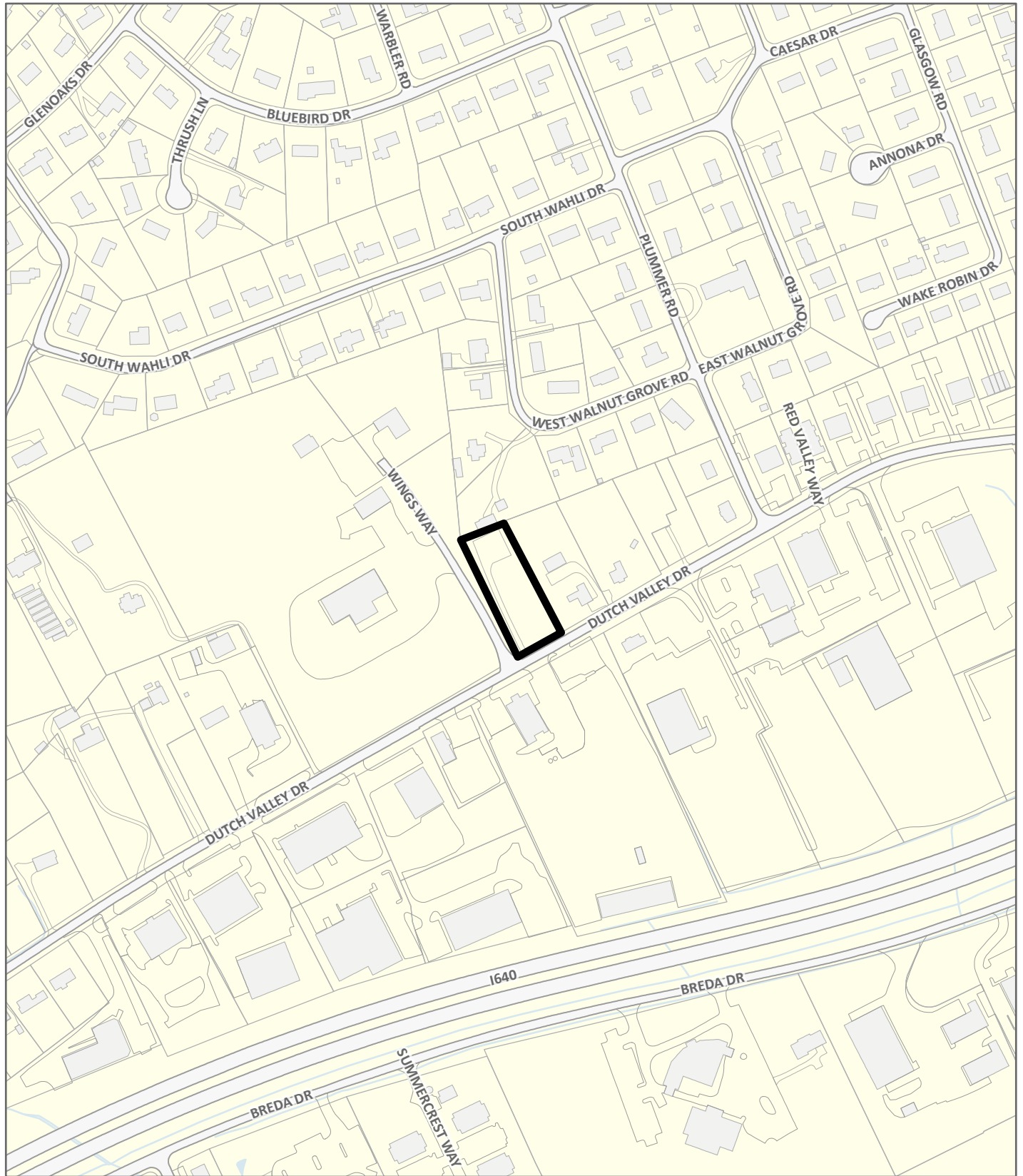
## AERIAL MAP



Case boundary



# Exhibit A. Contextual Images



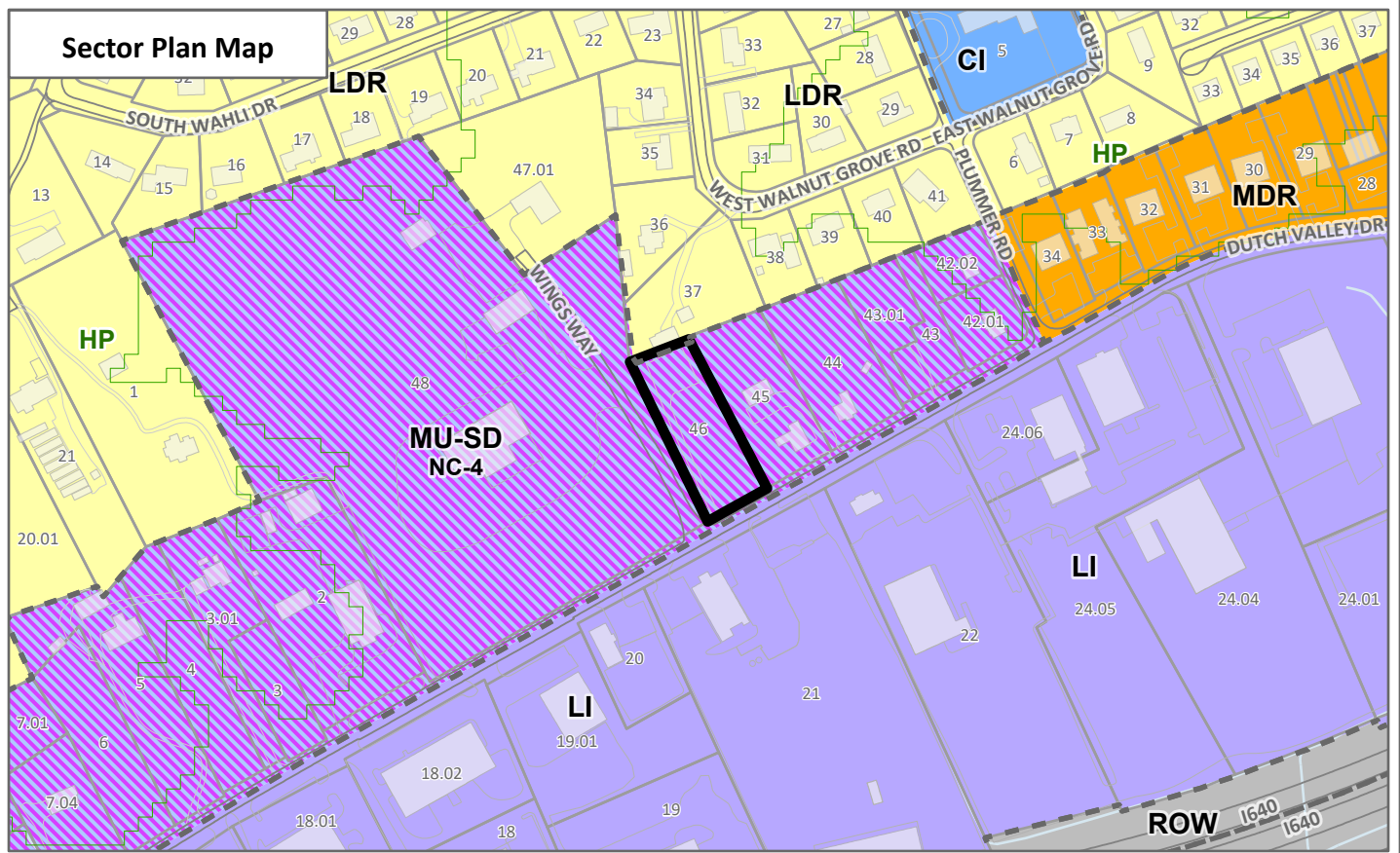
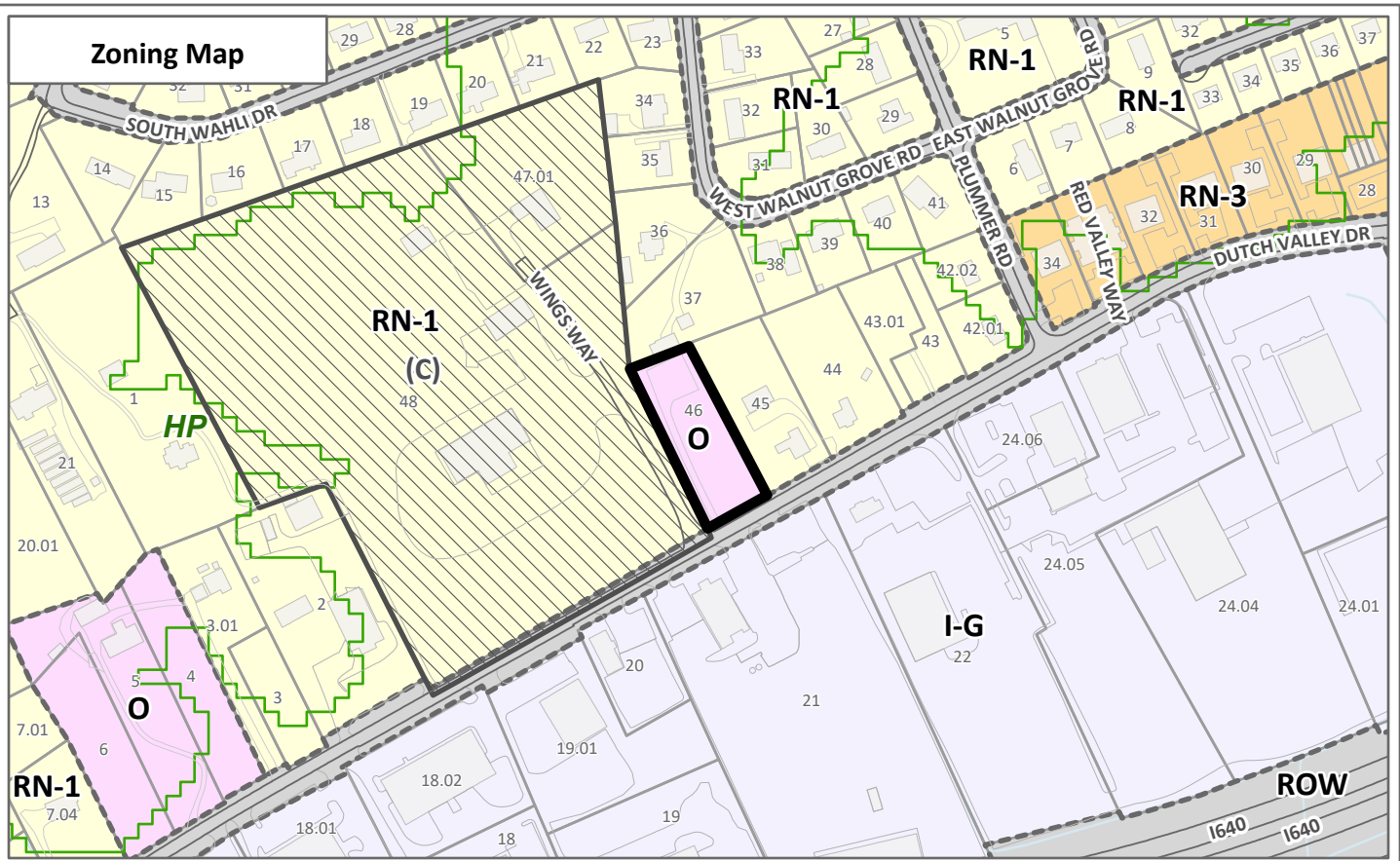
**LOCATION MAP**

**4-C-26-RZ**



Case boundary





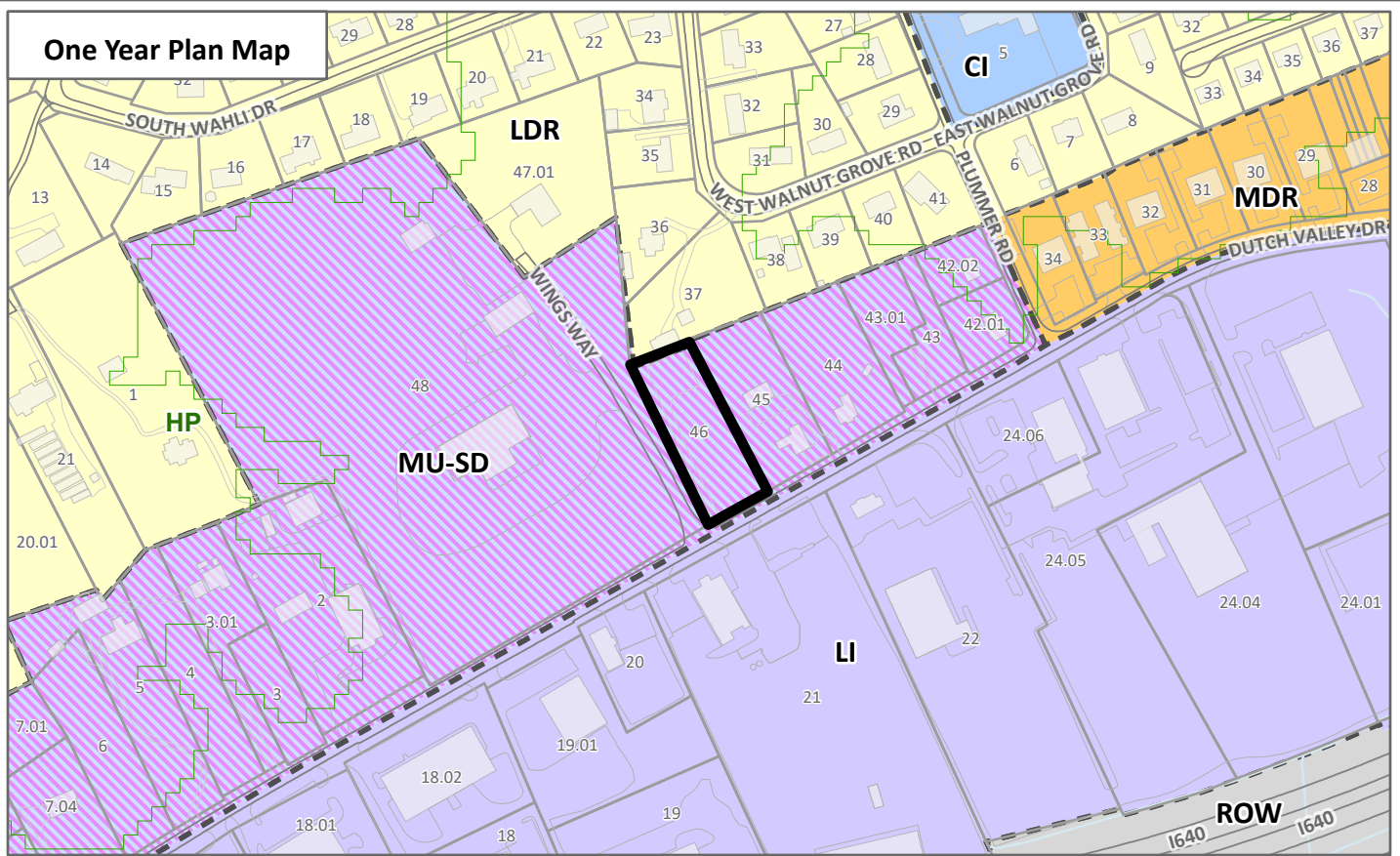
**EXHIBIT A, CONTEXTUAL MAPS** **4-C-26-RZ**

Case boundary

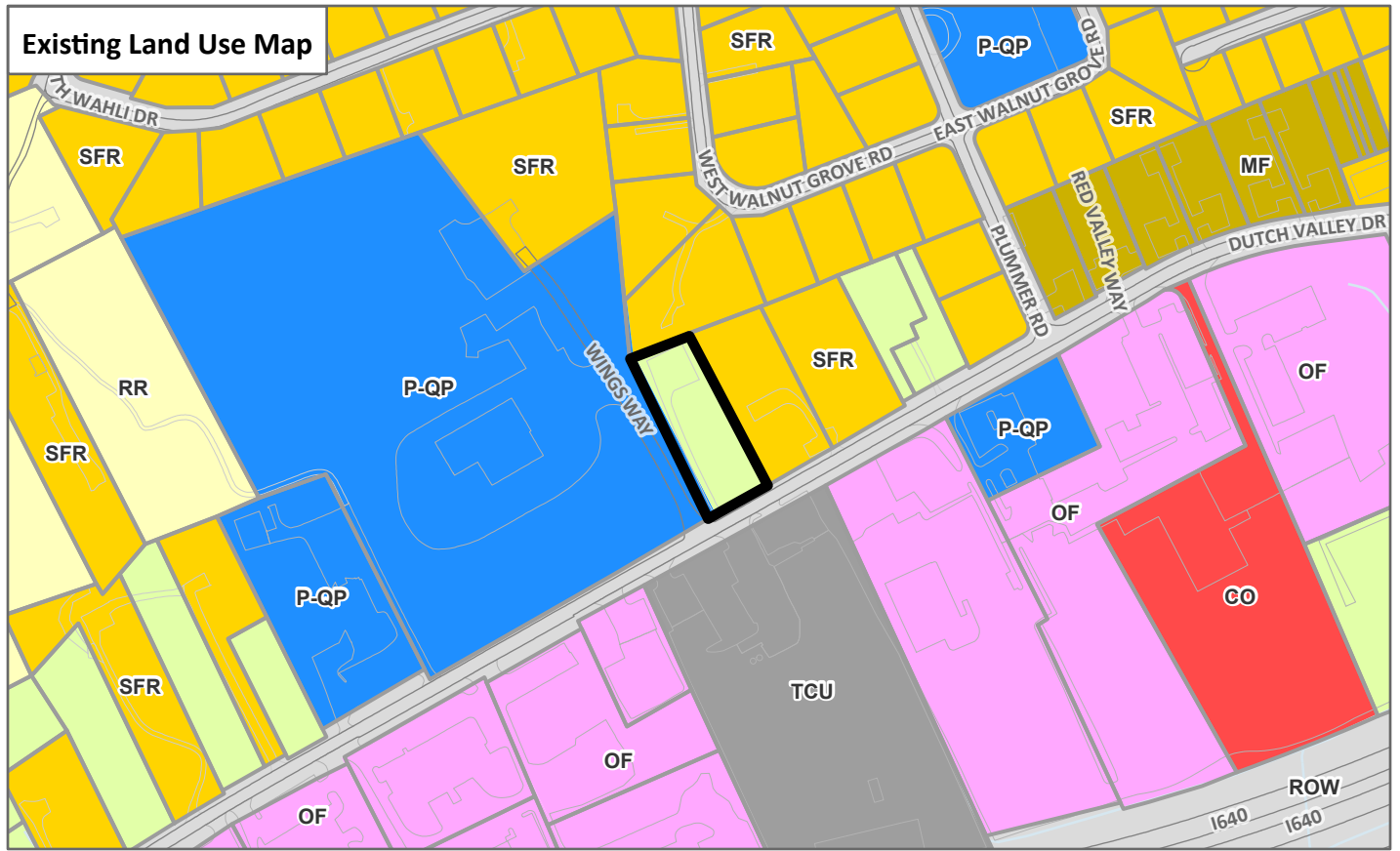
0 340

Feet

**One Year Plan Map**



**Existing Land Use Map**

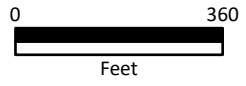


**EXHIBIT A, CONTEXTUAL MAPS**

**4-C-26-RZ**



Case boundary



# Public Notice and Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). The contact information you provide in your application may be used for that purpose. We require applicants to acknowledge their role in this process.

## Sign Posting and Removal

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission.

**Planning staff will post the required sign.** If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

### Location and Visibility

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

### Timing

The sign(s) must be posted not less than 12 days prior to the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

### Acknowledgement

*By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.*

03/27/2026

04/10/2026

Date to be Posted

Date to be Removed

**Have you engaged the surrounding property owners to discuss your request?**

Yes  No

No, but I plan to prior to the Planning Commission meeting

*Amy Sherrill*

Amy Sherrill

Applicant Signature

Applicant Name

Date