

REZONING REPORT

▶ **FILE #:** 3-B-26-RZ

AGENDA ITEM #: 23

AGENDA DATE: 3/5/2026

▶ **APPLICANT:** STEVEN/LINDA GORDON

OWNER(S): Steven/Linda Gordon

TAX ID NUMBER: 124 209

[View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 509 KIMBERLIN HEIGHTS RD (511 KIMBERLIN HEIGHTS RD)

▶ **LOCATION:** West side of Kimberlin Heights, north of Sevierville Pike

▶ **APPX. SIZE OF TRACT:** 0.61 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Kimberlin Heights Road, a major collector with a pavement width of 22 ft within a right-of-way which varies from 45 ft to 50 ft.

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: Knox-Chapman Utility District

FIRE DISTRICT: Seymour Volunteer Fire Department

WATERSHED: Burnett Creek

▶ **CURRENT ZONING:** A (Agricultural)

▶ **REQUESTED ZONING:** RA (Low Density Residential)

▶ **EXISTING LAND USE:** Water, Single Family Residential

▶ EXTENSION OF ZONING: No, this would not be an extension.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant land - CA (General Business)

South: Single family residential - A (Agricultural)

East: Single family residential, water - A (Agricultural)

West: Single family residential, water - CA (General Business)

NEIGHBORHOOD CONTEXT: This area is comprised mostly of detached single family dwellings on medium sized rural lots. There is a small commercial node at the intersection of Sevierville Pike and Kimberlin Heights Road with retail and office uses, but commercial uses are more heavily concentrated along E Governor John Sevier Highway to the north. New Hopewell Elementary School is just under a mile to the east of the site.

STAFF RECOMMENDATION:

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

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. Development in the area has historically been residential in nature. Development in recent years has included commercial uses concentrated on E Governor John Sevier Highway.
2. In 2022, a concept plan and development plan for an attached residential subdivision were approved approximately .25 miles from the subject site (12-SA-22-C/12-A-22-DP).
3. The Knox County Comprehensive Land Use and Transportation plan was adopted in Spring of 2024. This plan assigned a new future land use place type of SR (Suburban Residential) to the subject site, amending the former future land use classification of AG (Agricultural).

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

1. The RA zone is intended to provide for areas with low population densities and is compatible with the surrounding residential uses in the area. The subject site has historically been developed in a manner which is more in line with the provisions of the RA zone than with the existing A zone. An amendment of the zoning to the RA zone would not permit more intensive development than that which the property has already seen.

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 RA zone is a low-density residential zone. As such, it is not anticipated to negatively impact the surrounding area, which consists largely of single-family dwellings.
2. Approximately 7,400 sq ft at the rear of the subject site is comprised of a blue-line stream called Six Mile Branch and is within the FEMA floodway and the 100- and 500- year floodplains. The existing F (Floodway) zoning would remain with the property, and any development of the lot would be subject to Stormwater Ordinance regulations.

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:

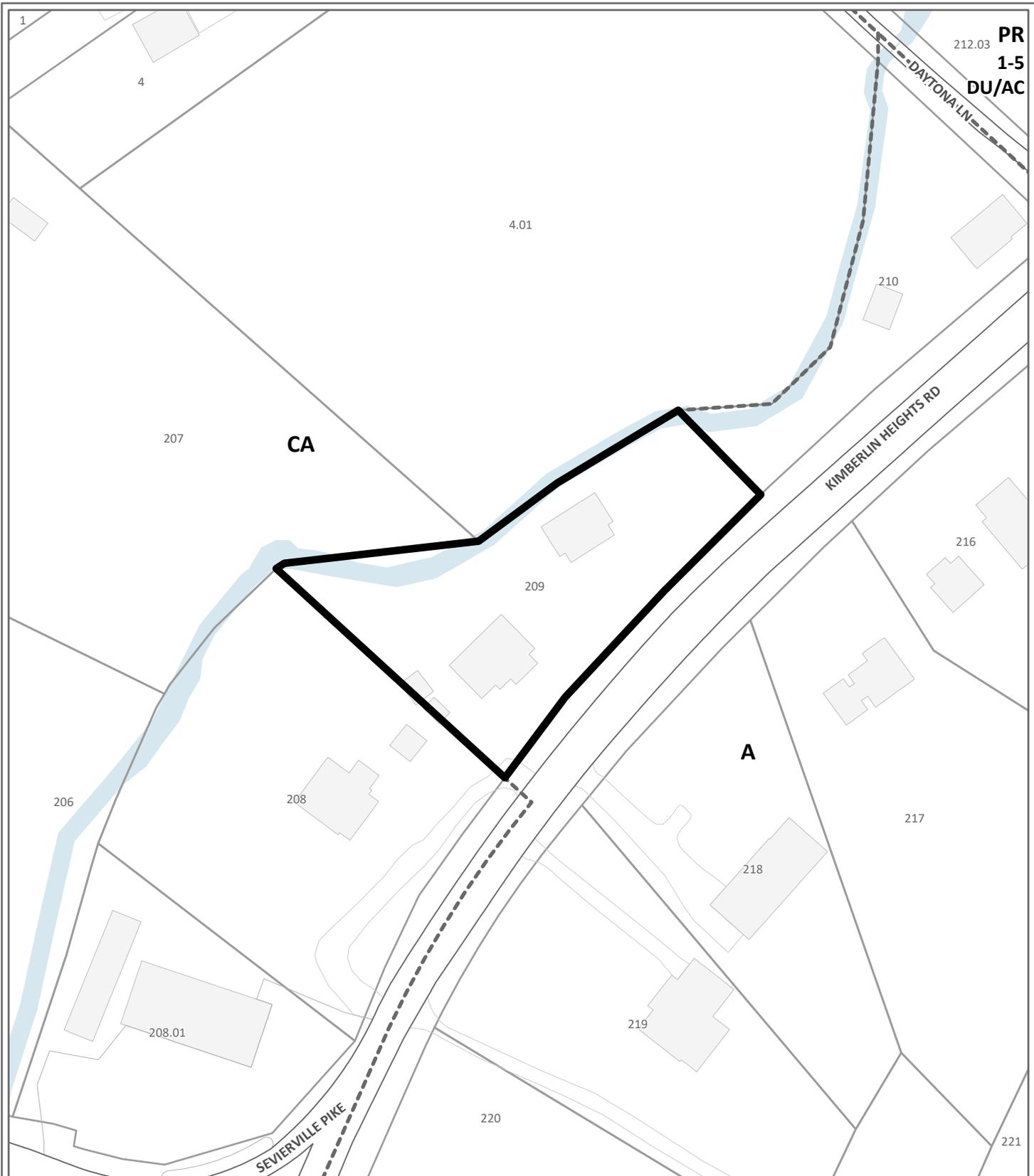
1. The RA zone is directly related to the Comprehensive Plan's SR (Suburban Residential) place type designation for the property. The housing mix of the SR place type calls for predominantly single-family dwellings with lots smaller than one acre and attached residential dwellings such as duplexes, both of which are permitted within the RA zone.
2. The property is within the Planned Growth Area of the Growth Policy Plan, which encourages a reasonably compact pattern of development, and a wide range of housing choices. The RA zone supports these policies.
3. Kimberlin Heights Road is classified as a major collector street. This rezoning would not result in excess traffic on local unclassified roads.
4. This request aligns with Implementation Policy 2 of the Comprehensive Plan, "Ensure development is sensitive to existing community character." The surrounding area has a development pattern akin to that permitted by the RA zone.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: New Hopewell Elementary, South Doyle Middle, and South Doyle High.

If approved, this item will be forwarded to Knox County Commission for action on 4/20/2026. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



212.03 PR
1-5
DU/AC

REZONING

3-B-26-RZ

Petitioner: Steven/Linda Gordon



From: A (Agricultural)

To: RA (Low Density Residential)

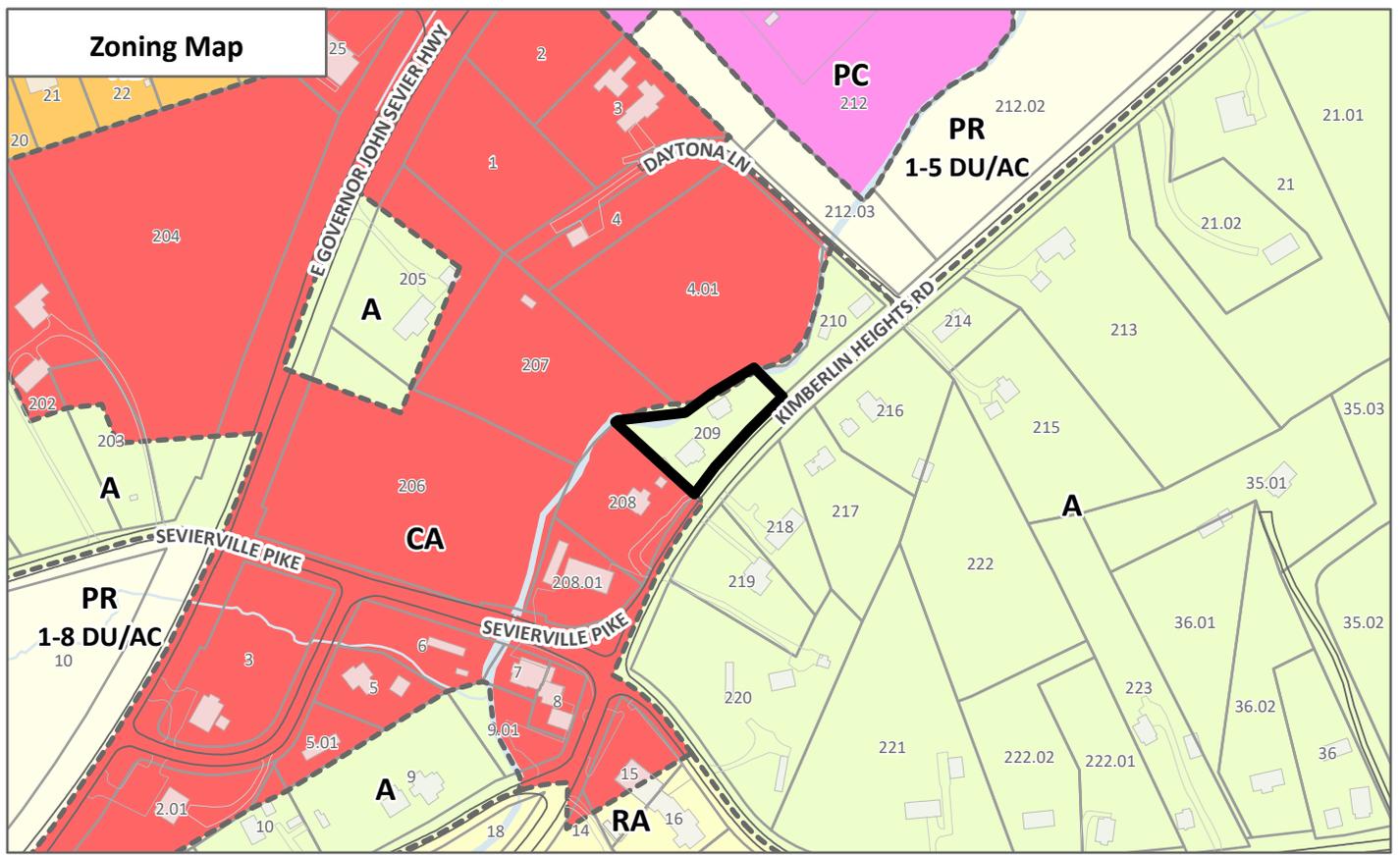
Map No: 124

Jurisdiction: County



Original Print Date: 2/26/2026
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Zoning Map



Comprehensive Plan Map

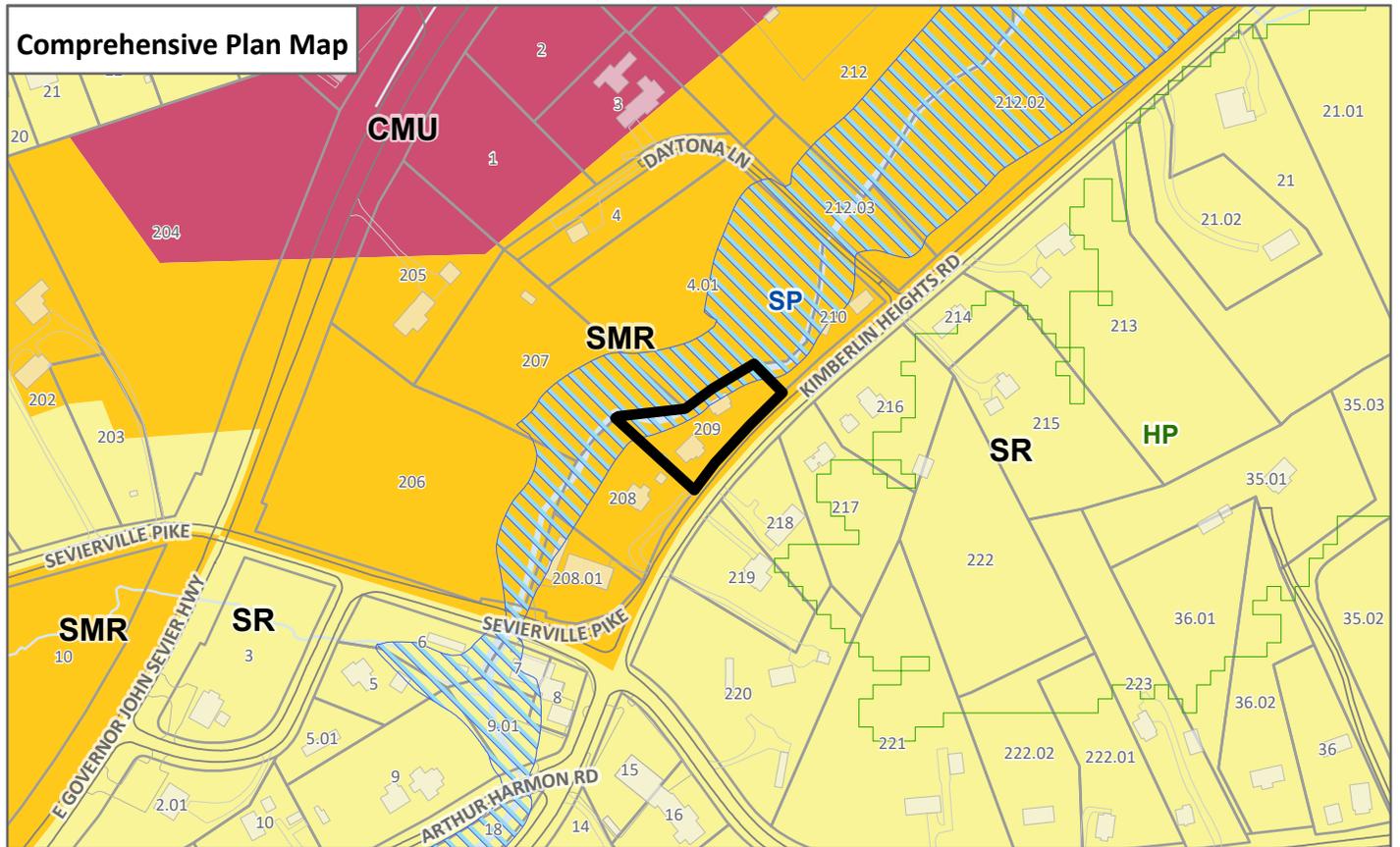
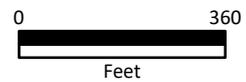


EXHIBIT A, CONTEXTUAL MAPS

3-B-26-RZ



Case boundary



Existing Land Use Map

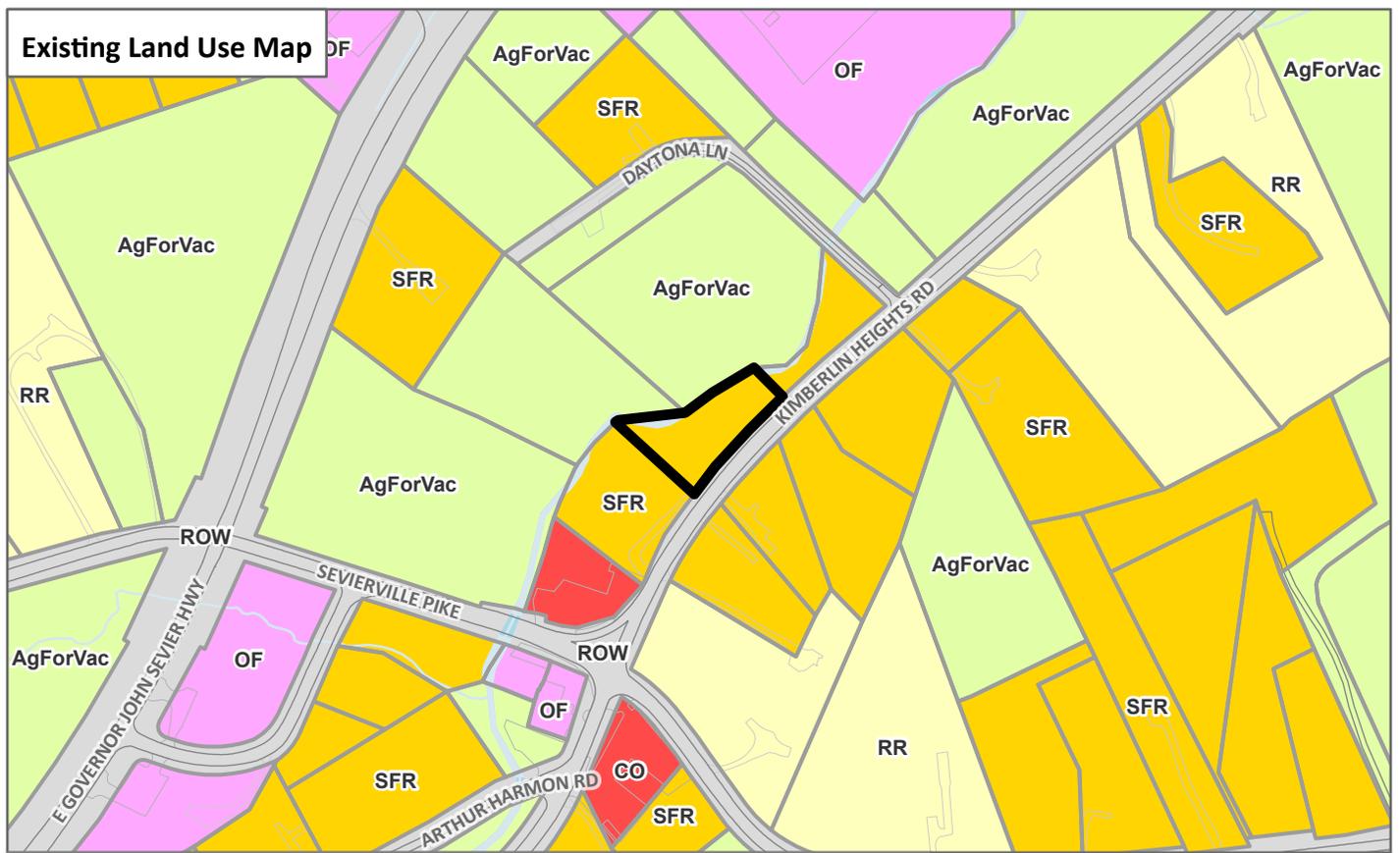


EXHIBIT A, CONTEXTUAL MAPS

3-B-26-RZ



Case boundary

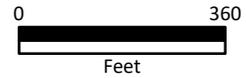
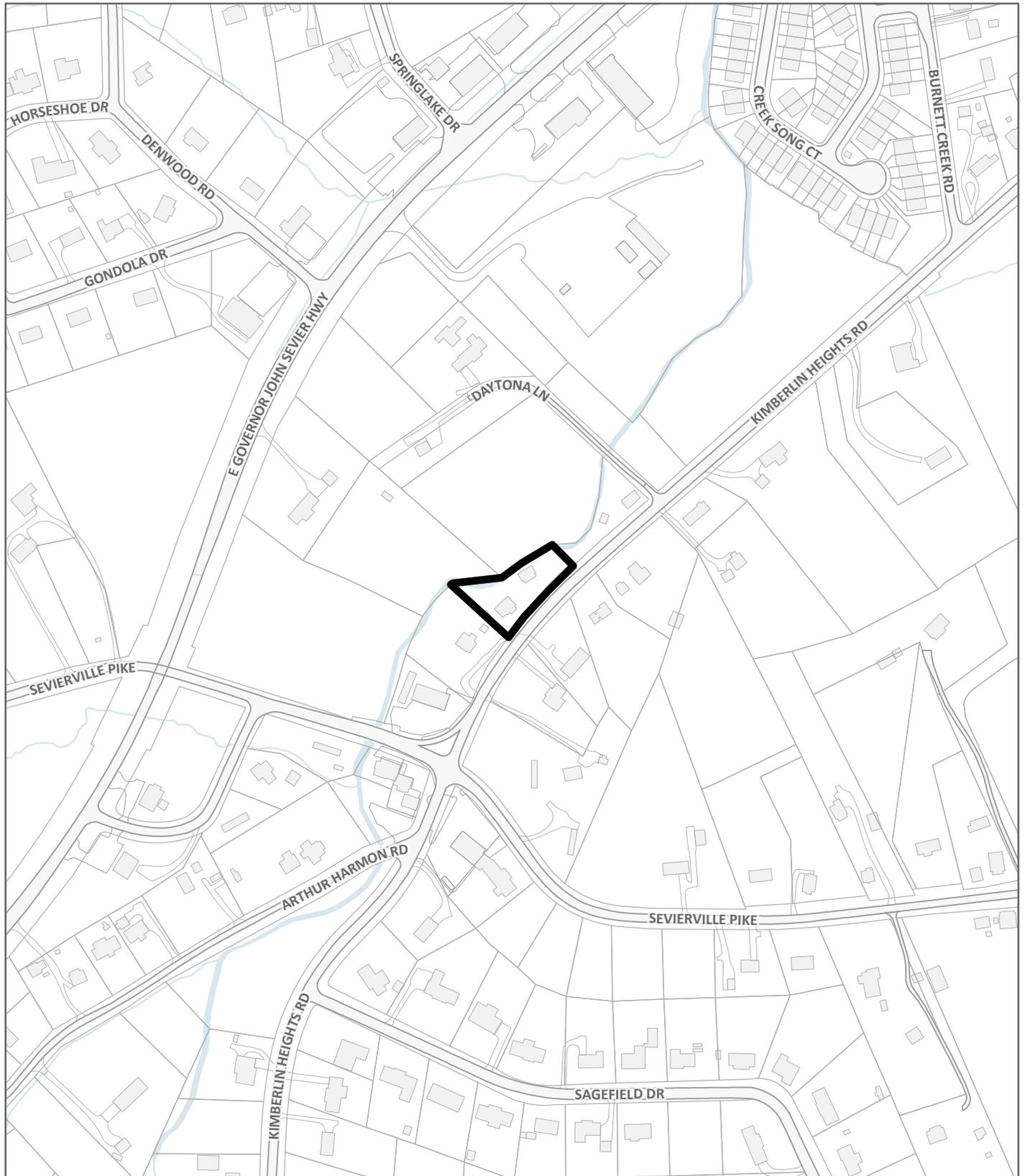


Exhibit A. Contextual Images



LOCATION MAP

3-B-26-RZ



Case boundary

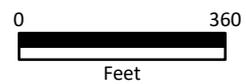


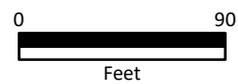
Exhibit A. Contextual Images



AERIAL MAP



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.

02/20/2026

03/06/2026

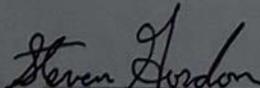
Date to be Posted

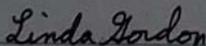
Date to be Removed

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

Yes No

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


Applicant Signature



Applicant Name

Steven Gordon
Linda Gordon

1-9-2026

Date