

REZONING REPORT

▶ **FILE #:** 5-D-26-RZ

AGENDA ITEM #: 7

AGENDA DATE: 5/14/2026

▶ **APPLICANT:** RALPH SMITH, PLS
 OWNER(S): Ralph Smith Professional Land Systems

TAX ID NUMBER: 94 I A 003 [View map on KGIS](#)

JURISDICTION: City Council District 3

STREET ADDRESS: 3225 JOYCE AVE

▶ **LOCATION:** North side of Joyce Ave, south of Keith Ave

▶ **APPX. SIZE OF TRACT:** 11706 square feet

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Joyce Avenue, a local street with a pavement width which varies between 18.5 ft and 24.5 ft within a right-of-way which varies between 48 ft and 51 ft.

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

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Third Creek

▶ **CURRENT ZONING:** RN-1 (Single-Family Residential Neighborhood)

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

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

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

HISTORY OF ZONING: This property was part of a larger general rezoning from R-2 (General Residential) to R-1a (Low Density Residential) initiated by MPC in 1989 (1-I-89-RZ).

SURROUNDING LAND USE AND ZONING:
 North: Single family residential - RN-1 (Single-Family Residential Neighborhood)
 South: Public/quasi public land (church) - RN-1 (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: This area is comprised of residential, public, and industrial uses. Residential uses are a mix of single family dwellings on small suburban lots and multifamily apartment buildings. Multiple churches and religious gathering spaces are interspersed within the neighborhood surrounding the subject site, and both Westview Park and Westview Elementary School are approximately 0.2 miles to the east. Industrial uses include warehousing,

STAFF RECOMMENDATION:

- ▶ **APPROVE the RN-2 (Single-Family Residential Neighborhood) district because it is consistent with the One Year Plan and the Central City Sector Plan as well as surrounding development.**

COMMENTS:

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY GENERALLY:

1. Development in the area has consisted of residential uses on local streets and commercial uses on classified roadways, mainly Middlebrook Pike. Residential development includes two duplexes approved under the middle housing standards located nearly adjacent to the subject site.

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

1. The RN-2 zoning district is intended to accommodate low density single-family residential development on relatively small lots with smaller setbacks. The RN-2 district is compatible with the surrounding area, which consists of single family and multi family residential uses and churches.
2. This site has a future land use designation of TDR (Traditional Neighborhood Residential) which is primarily residential and is characterized by neighborhoods with a mix of detached and attached houses, sidewalks, smaller lots. Areas within the TDR also allow for residential development under the Middle Housing standards. These standards are intended to promote development of neighborhood-scale housing forms similar in scale to single family homes. Middle Housing building forms permitted by the RN-2 zone are in line with existing single and multifamily structures in the area.

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

1. The RN-2 district is intended to accommodate residential development on relatively small lots with small setbacks. The surrounding area consists of residential uses comparable in scale to those permitted by the RN-2 zone and the Middle Housing standards.
2. The RN-2 district is compatible with surrounding zones, which include RN-1, RN-2, RN-5 (General Residential Neighborhood) , and O (Office).

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

1. The TDR future land use designation allows for consideration of the RN-2 zoning district.
2. The proposed rezoning is consistent with the city's general plan policy 8.1, to develop infill housing on vacant lots which are compatible with the existing neighborhood.

WHETHER ADEQUATE PUBLIC FACILITES 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.

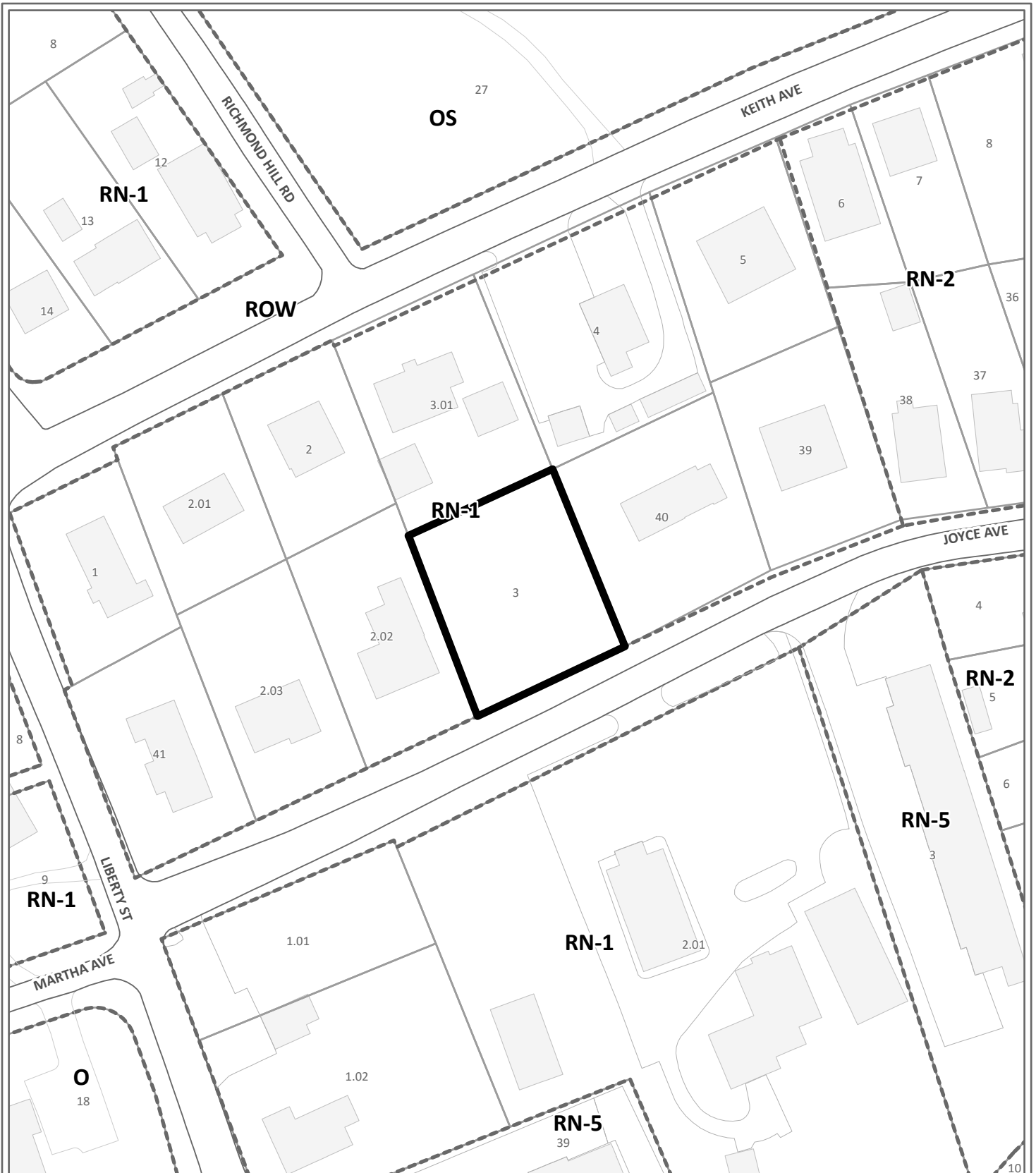
1. The proposed RN-2 zone allows limited residential uses and is not anticipated to have a negative impact on services in the area.
2. The subject site is less than 0.25 miles from West View Park and less than 0.5 miles from West View Elementary school.
3. The subject site is 0.25 miles from the Middlebrook Pike and Liberty Street stop of KAT route 16, the Cedar Bluff Connector. Sidewalk access to this stop extends up Liberty Street as far as the Liberty View apartment complex, approximately 475 ft from the site.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: West View Elementary, Bearden Middle, and West High.

If approved, this item will be forwarded to Knoxville City Council for action on 6/23/2026 and 7/7/2026. 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

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Petitioner: Ralph Smith, PLS

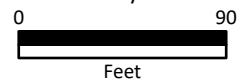


From: RN-1 (Single-Family Residential Neighborhood)

To: RN-2 (Single-Family Residential Neighborhood)

Map No: 94

Jurisdiction: City



Original Print Date: 4/7/2026

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

Exhibit A. Contextual Images



AERIAL MAP



Case boundary

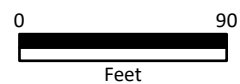
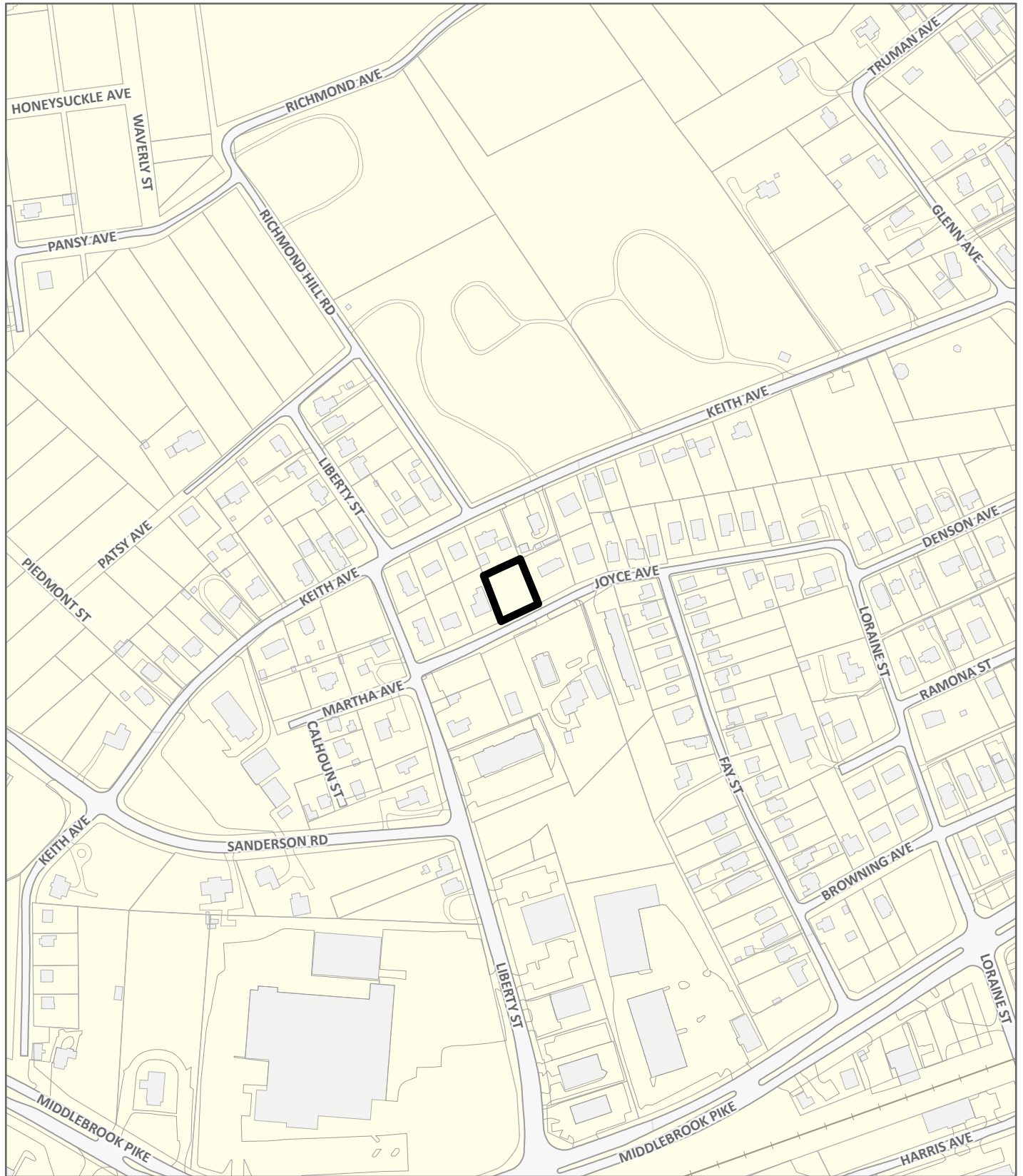


Exhibit A. Contextual Images

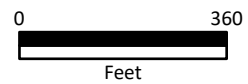


LOCATION MAP

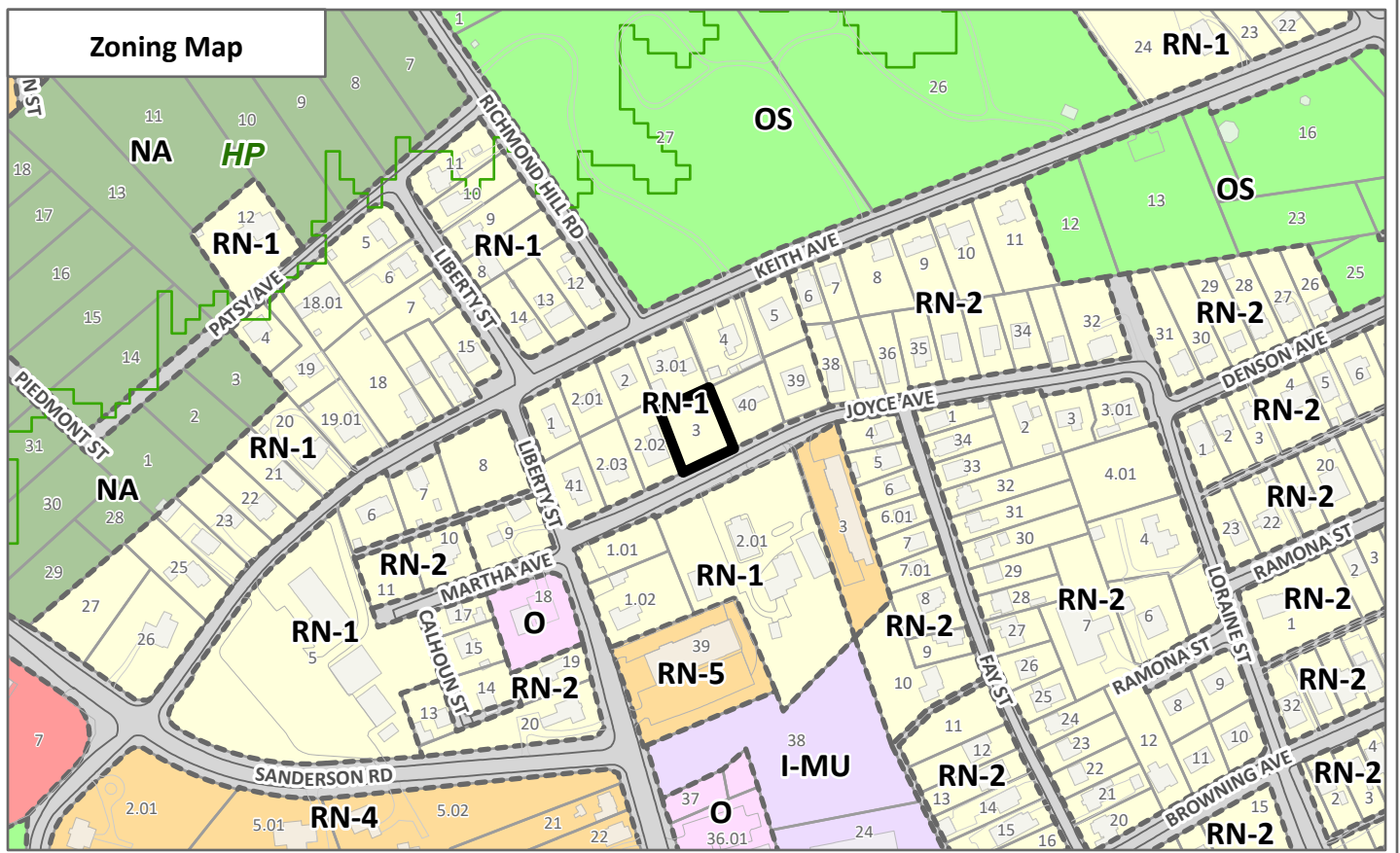
5-D-26-RZ



Case boundary



Zoning Map



Sector Plan Map

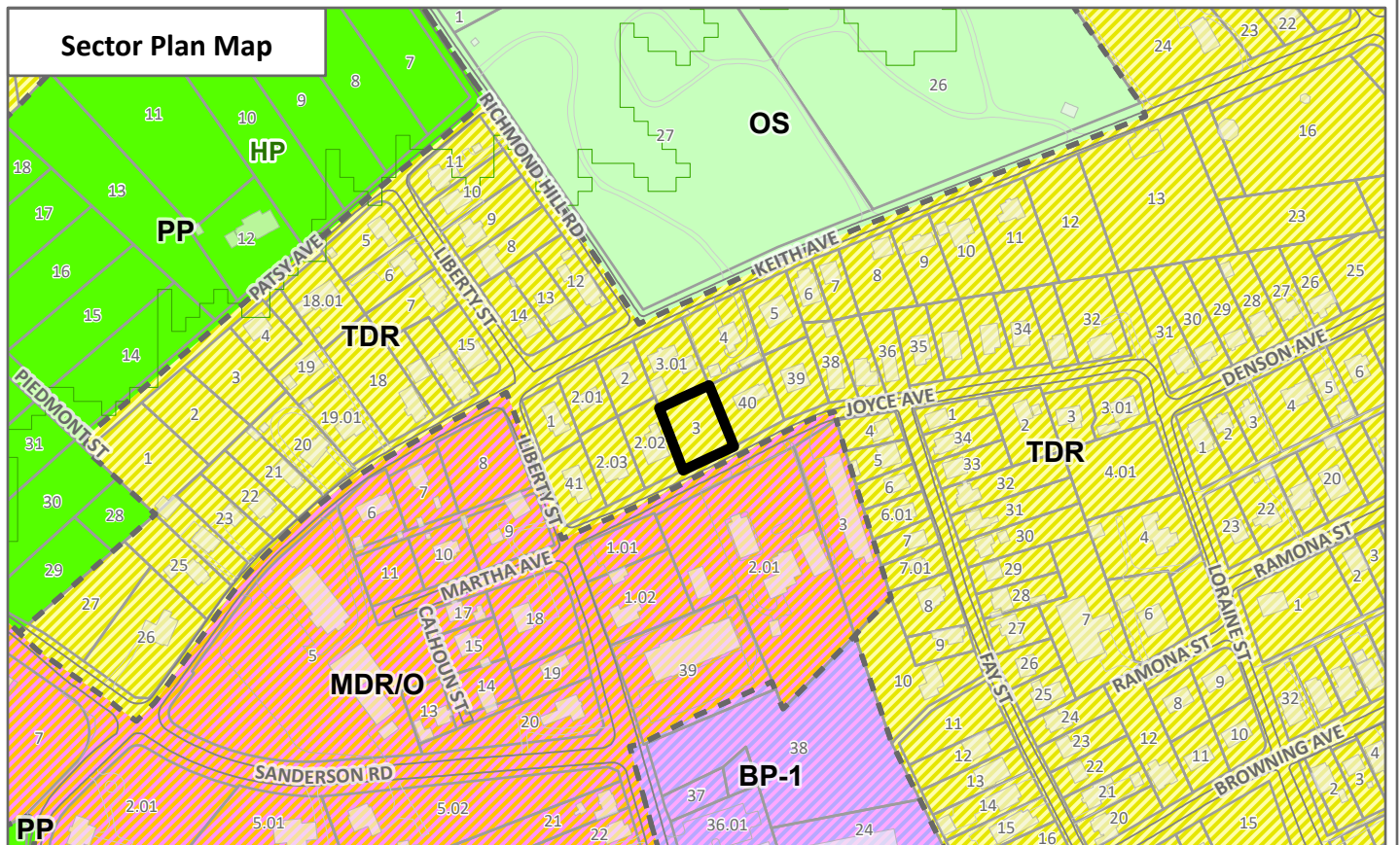
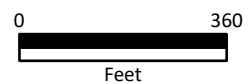


EXHIBIT A, CONTEXTUAL MAPS

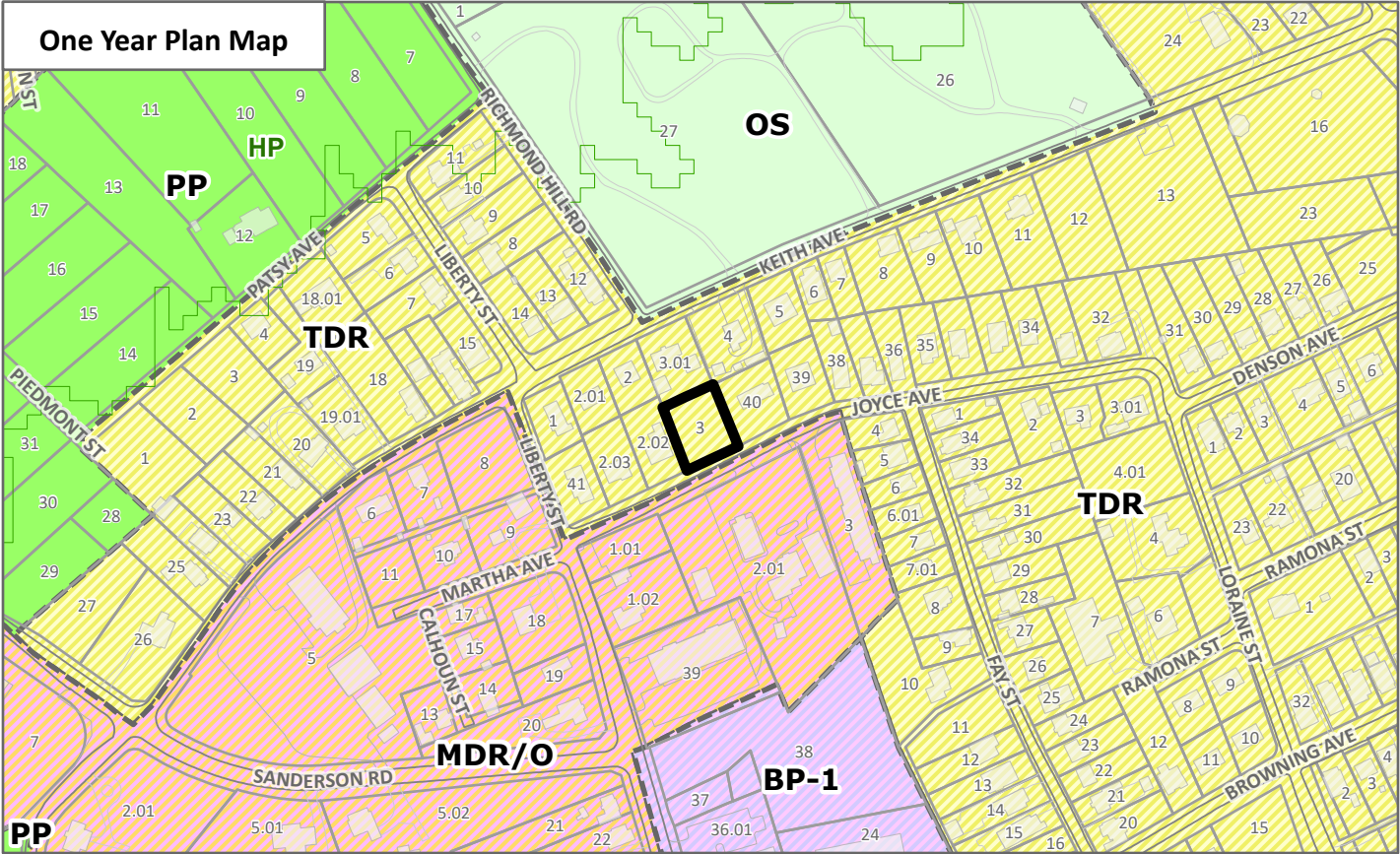
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Case boundary



One Year Plan Map



Existing Land Use Map

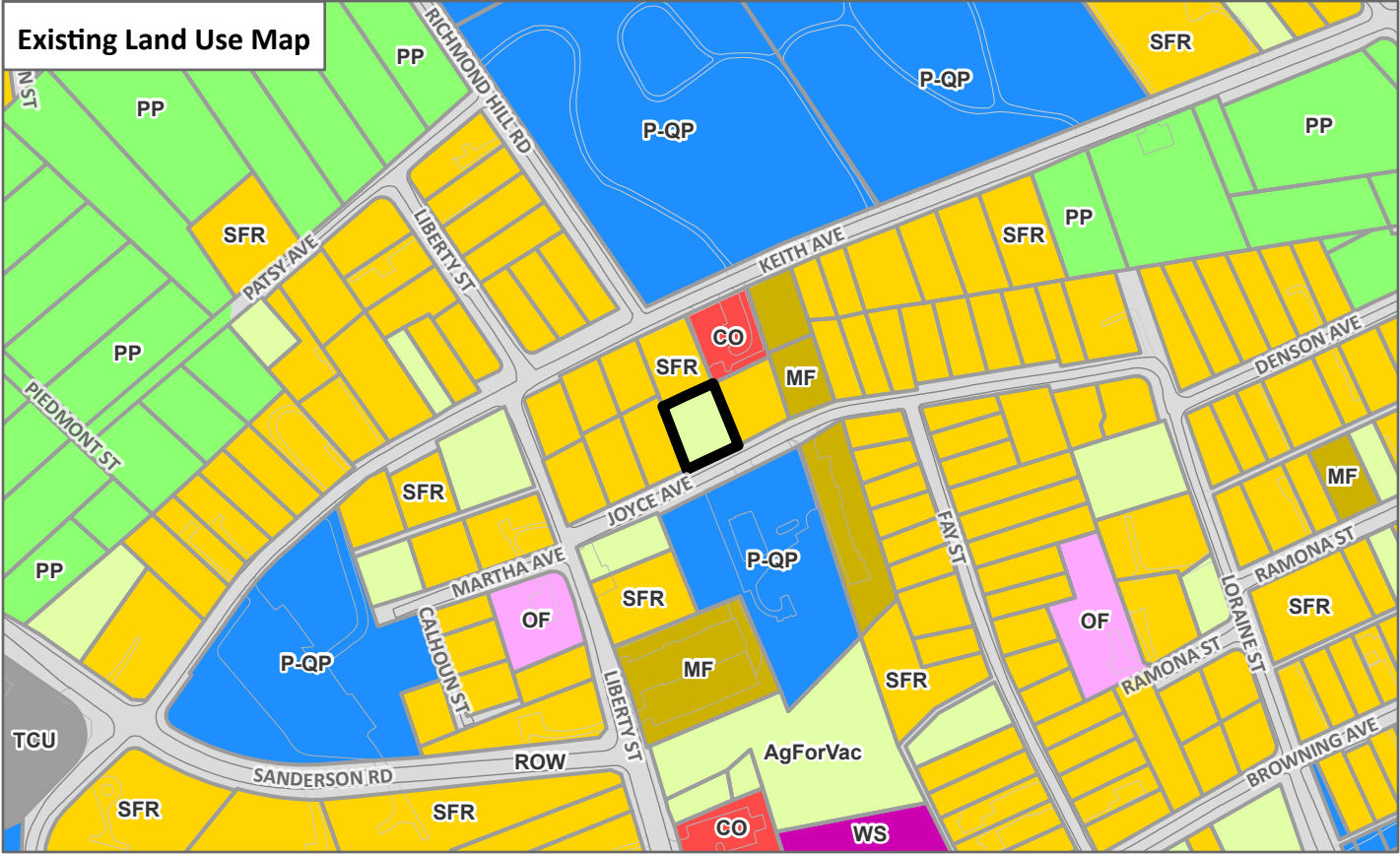
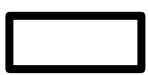
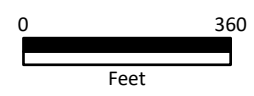


EXHIBIT A, CONTEXTUAL MAPS

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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.

05/02/2026

05/15/2026

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



Ralph Smith

3/2/26

Applicant Signature

Applicant Name

Date