

# REZONING REPORT

► **FILE #:** 9-C-26-RZ

**AGENDA ITEM #:** 8

**AGENDA DATE:** 9/10/2026

► **APPLICANT:** MANUEL HUDSON

OWNER(S): Manuel Hutson

TAX ID NUMBER: 83 H H 02202

[View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 1204 SYLVAN ST

► **LOCATION:** East side of Sylvan St, north of Mcdonald Rd

► **APPX. SIZE OF TRACT:** 16583 square feet

SECTOR PLAN: East City

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

ACCESSIBILITY: Access is via Sylvan Street, a local street with a pavement width varying between 16 to 17 ft within a 60-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Holston River and French Broad River

► **CURRENT ZONING:** RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

► **REQUESTED ZONING:** RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

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

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

**HISTORY OF ZONING:** None noted.

**SURROUNDING LAND USE AND ZONING:** North: Single family residential - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

South: Single family residential - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

East: Agriculture/forestry/vacant land - RN-1 (Single-Family Residential Neighborhood)

West: Single family residential - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

**NEIGHBORHOOD CONTEXT:** This property is within the Yellowstone Neighborhood, which consists of primarily single-family dwellings on medium and small lots. Within a mile of the subject property is Skyline Park to the northeast and Sarah Moore Greene Elementary and the Knoxville Botanical Gardens to the west.

**STAFF RECOMMENDATION:**

- **Approve the RN-2 (Single-Family Residential Neighborhood) zoning district because it is consistent with adopted plans and supported by available amenities in the area. The HP (Hillside Protection Overlay) district would be retained.**

**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. The subject property was formerly part of three 50-ft-wide lots oriented towards Arrow Drive to the south. Those properties were subdivided in 2018 and reoriented towards Sylvan Street, creating one 11,250 sq ft lot and one 16,500 sq ft lot. The requested rezoning would enable a similar lot size to the zone in place at the time of the replat.
2. The broader surrounding area consists of established single-family neighborhoods in close proximity to neighborhood parks and civic uses. Though the development pattern has not substantially changed, there has been a gradual increase in infill development over the last 10 years.
3. The subject property is located on Sylvan Street, which does not have a uniform development pattern and is surrounded by single-family dwellings of varying lot sizes and setbacks. The RN-2 (Single-Family Residential Neighborhood) district at this site would permit infill development on a scale that is compatible with the character of the area and in close proximity to community amenities.

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

1. The RN-2 district is intended to accommodate low density single-family residential development on relatively small lots with smaller setbacks. The RN-2 district would be compatible with the surrounding area, which consists of small and medium lots with varying widths and setbacks.
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-2 district permits the same uses as the RN-1 district.

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. A blue-line stream runs through the rear of the property. A minimum 30-ft riparian buffer would be required, which prohibits clearing, grading, filling, paving, and building near the stream.
2. The subject property is 112 ft wide and approximately 16,500 sq ft. The RN-2 district requires a minimum lot width of 50 ft and lot area of 5,000 sq ft. However, the presence of the stream buffer, combined with the dimensional standards of the RN-2 district, would limit the amount of development that could occur on the site.
3. Should this request be approved, the driveway would need to be relocated for future development to provide an adequate line of sight. If subdivided, the lots would likely be required to share a driveway.
4. Access is from Sylvan Street, an unstriped local street with uneven pavement widths ranging from 16 to 17 ft. However, the minor increase in residential density is not expected to generate substantial residential traffic in the area.

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 is designated LDR (Low Density Residential) under the City's One Year Plan and East City Sector Plan, which allows consideration of the RN-2 zoning district.
2. The proposed rezoning is consistent with the General Plan's Development Policy 8: Encourage growth in existing urban areas. The subject property is within 0.5 miles of Sarah Moore Greene Elementary School and the Sarah Moore Greene Greenway, and within 1 mile of Skyline Park, James Smith Park, and the Knoxville Botanical Gardens.

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.

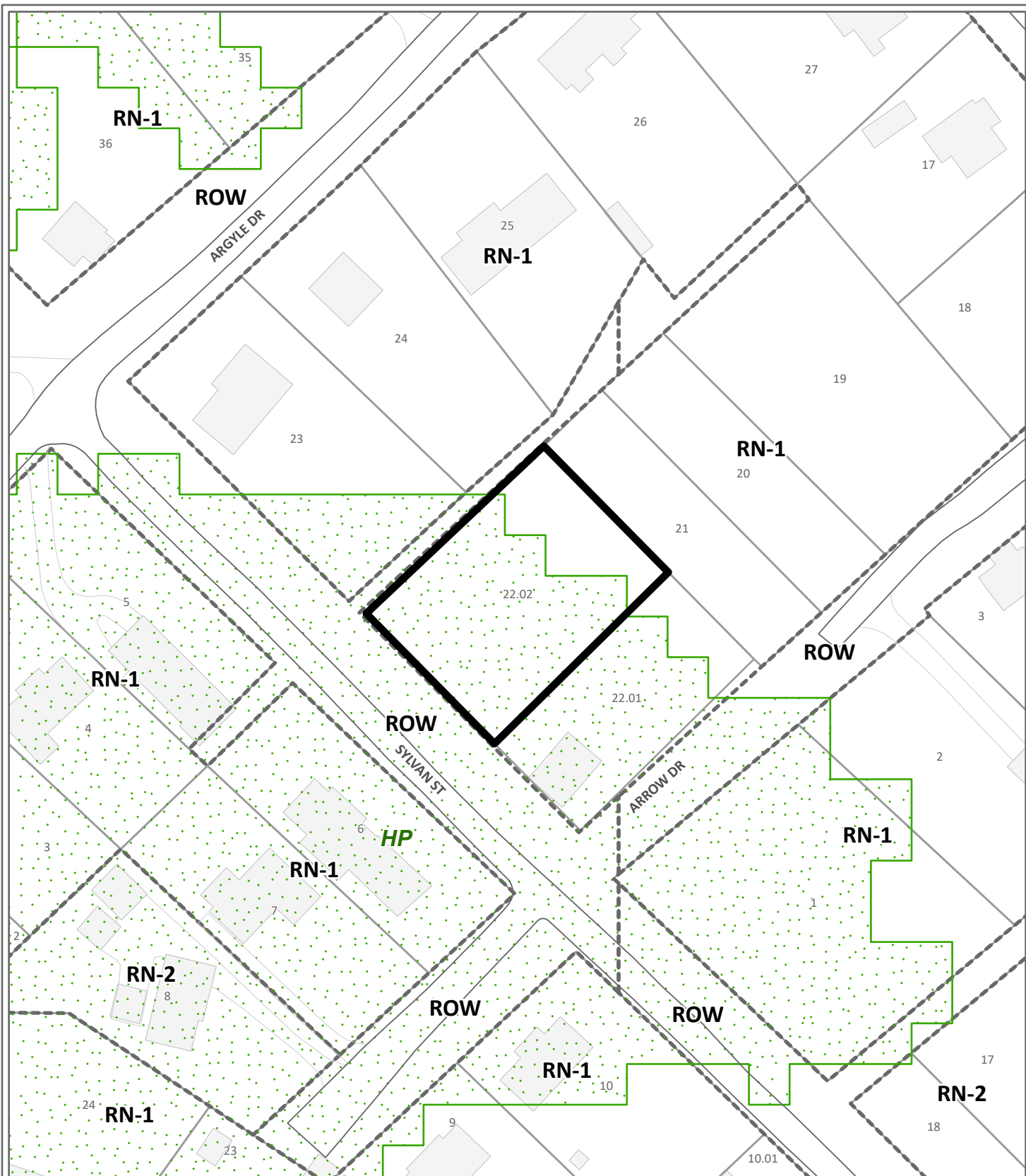
1. This is an urbanized area with ample utility and facility infrastructure to support a rezoning of this site.
2. There are numerous community amenities within a mile radius of the subject property, including schools, parks, and recreation centers, to support a rezoning of this site.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Sarah Moore Greene Magnet, Holston Middle, and Austin East High.

If approved, this item will be forwarded to Knoxville City Council for action on 10/13/2026 and 10/27/2026. 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

**9-C-26-RZ**



**From:** RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

**To:** RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

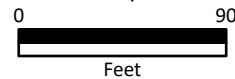
**Original Print Date:** 7/29/2026

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

**Petitioner:** Manuel Hudson

**Map No:** 83

**Jurisdiction:** City



## Exhibit A. Contextual Images



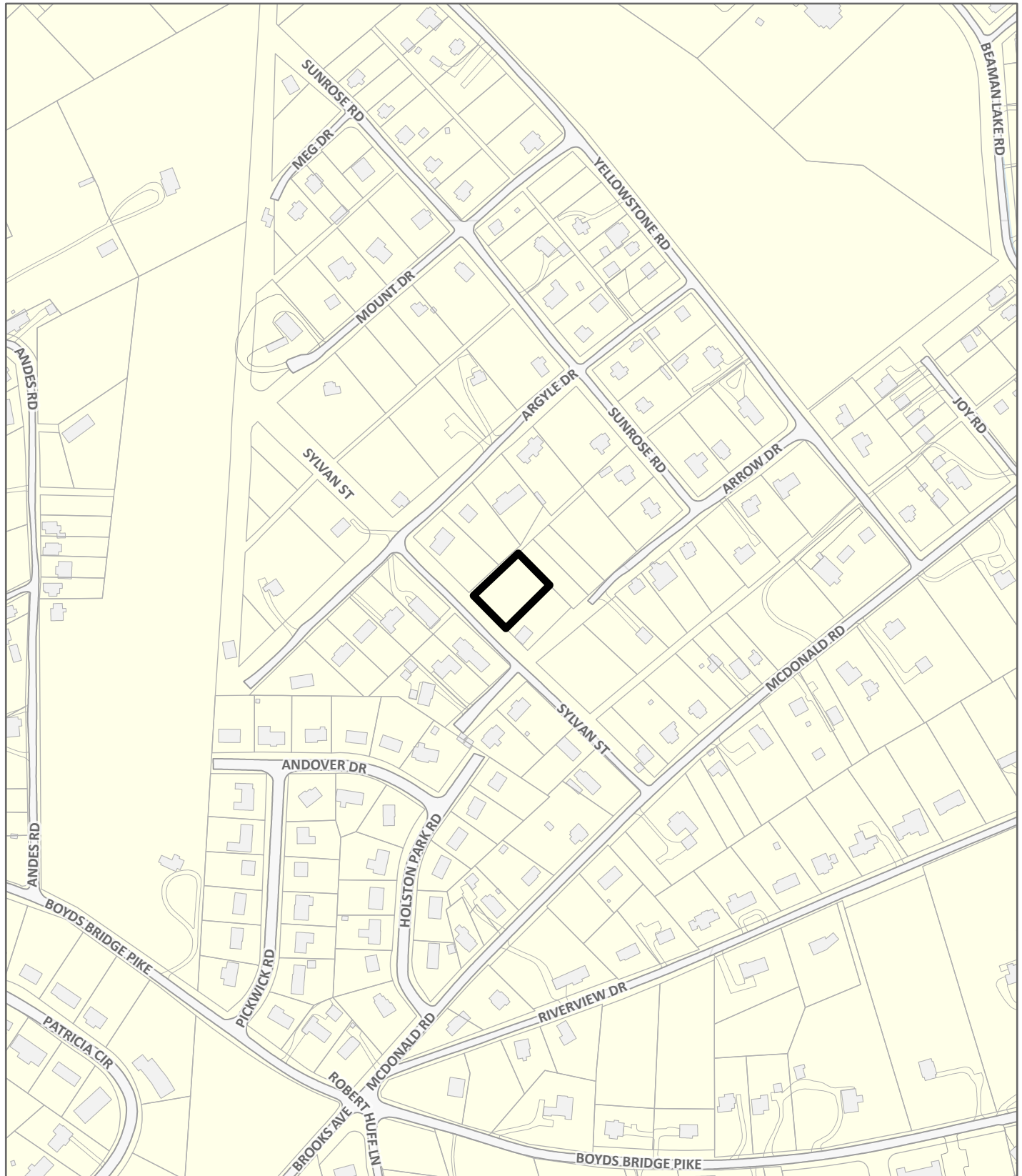
### AERIAL MAP



Case boundary



## Exhibit A. Contextual Images



**LOCATION MAP**

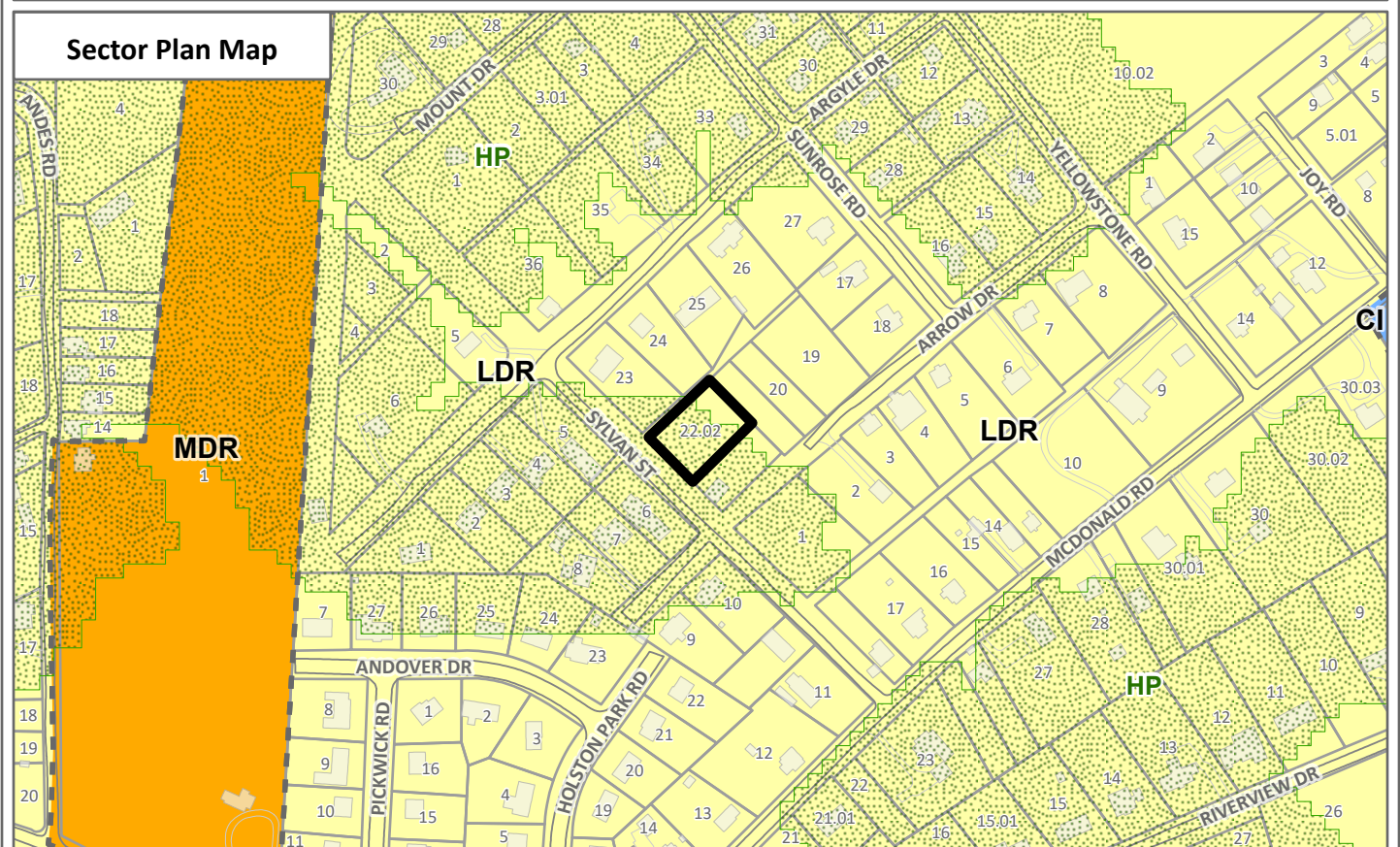
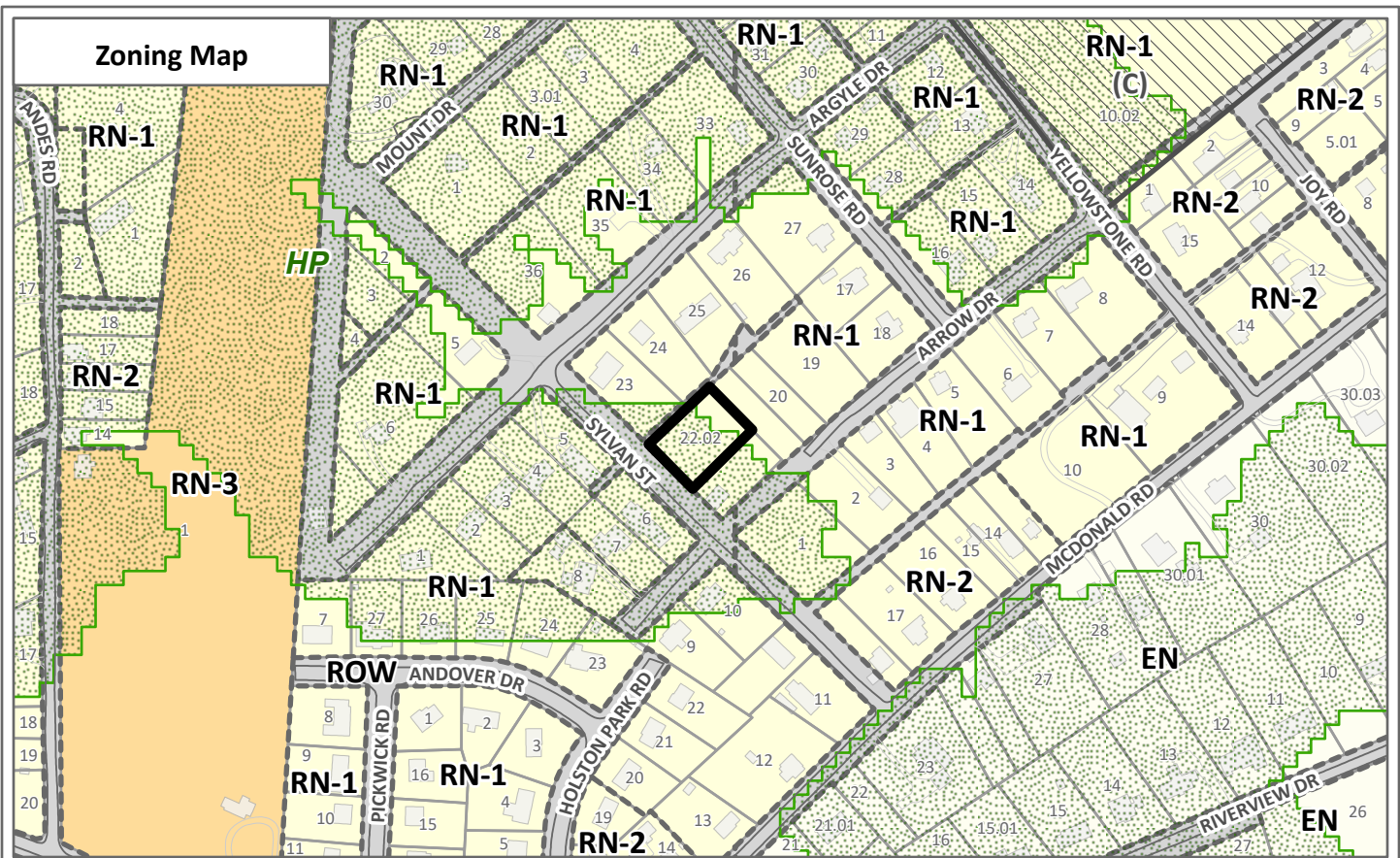
**9-C-26-RZ**



Case boundary

0 360  
Feet





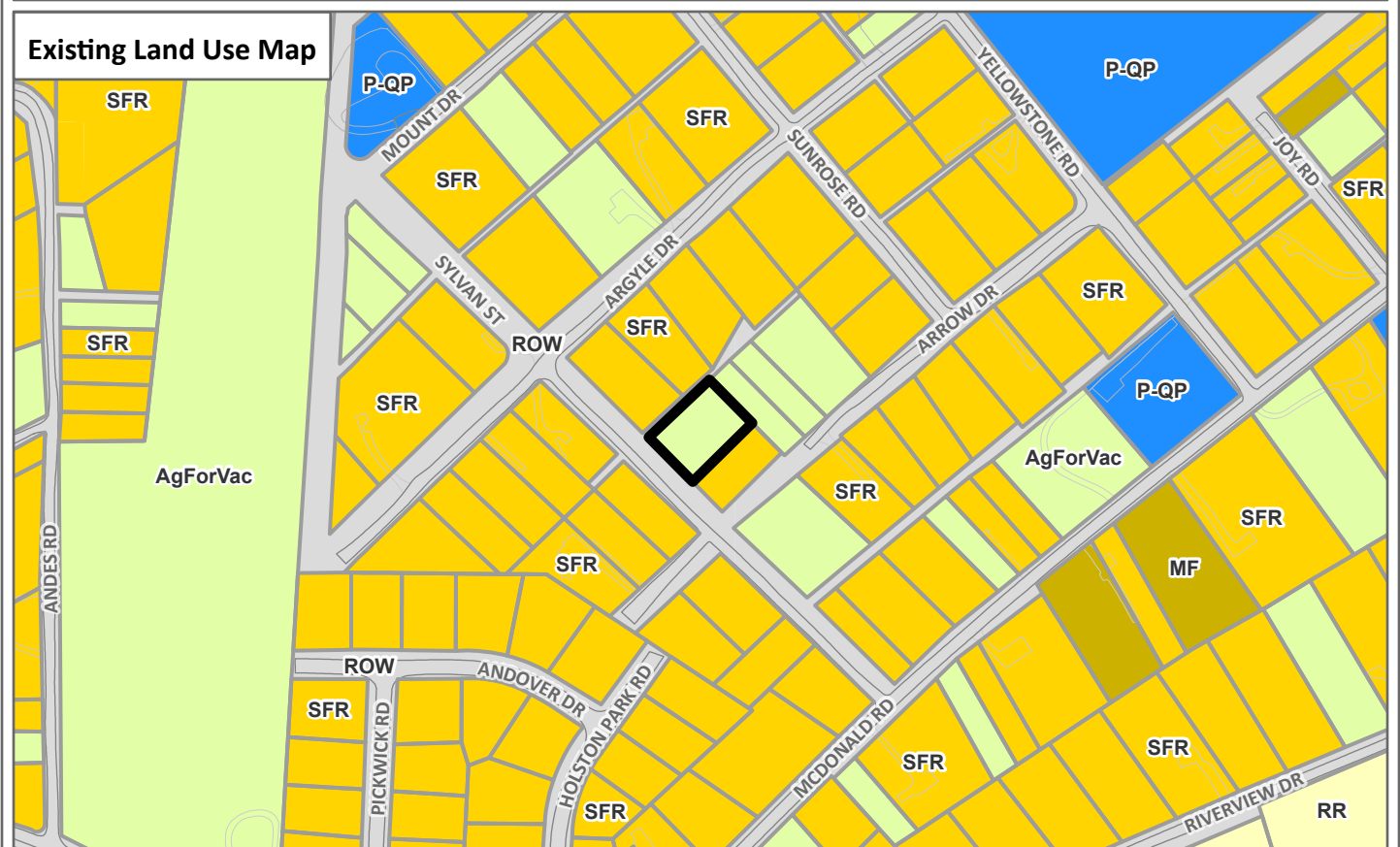
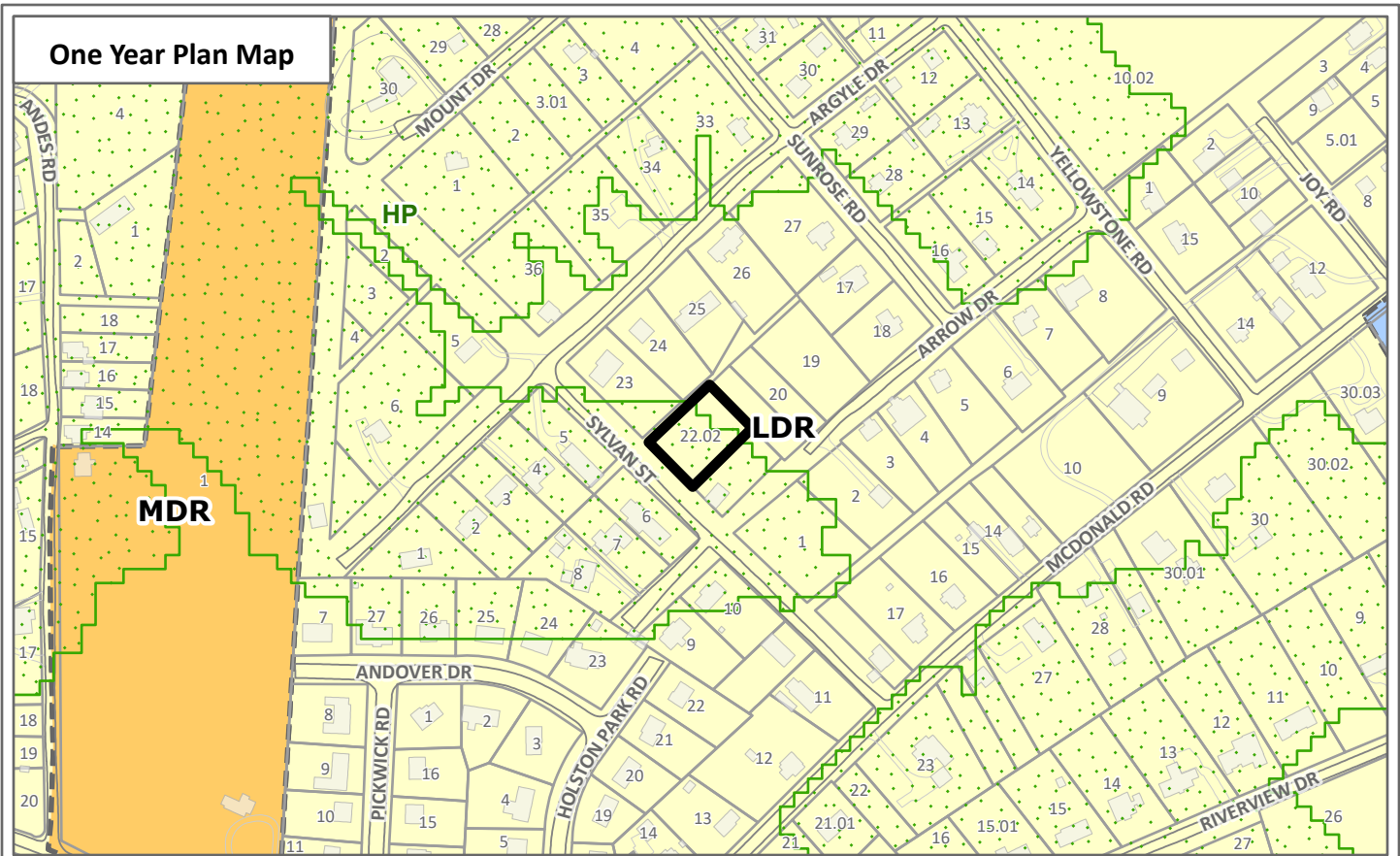
## EXHIBIT A, CONTEXTUAL MAPS

9-C-26-RZ



Case boundary



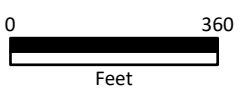


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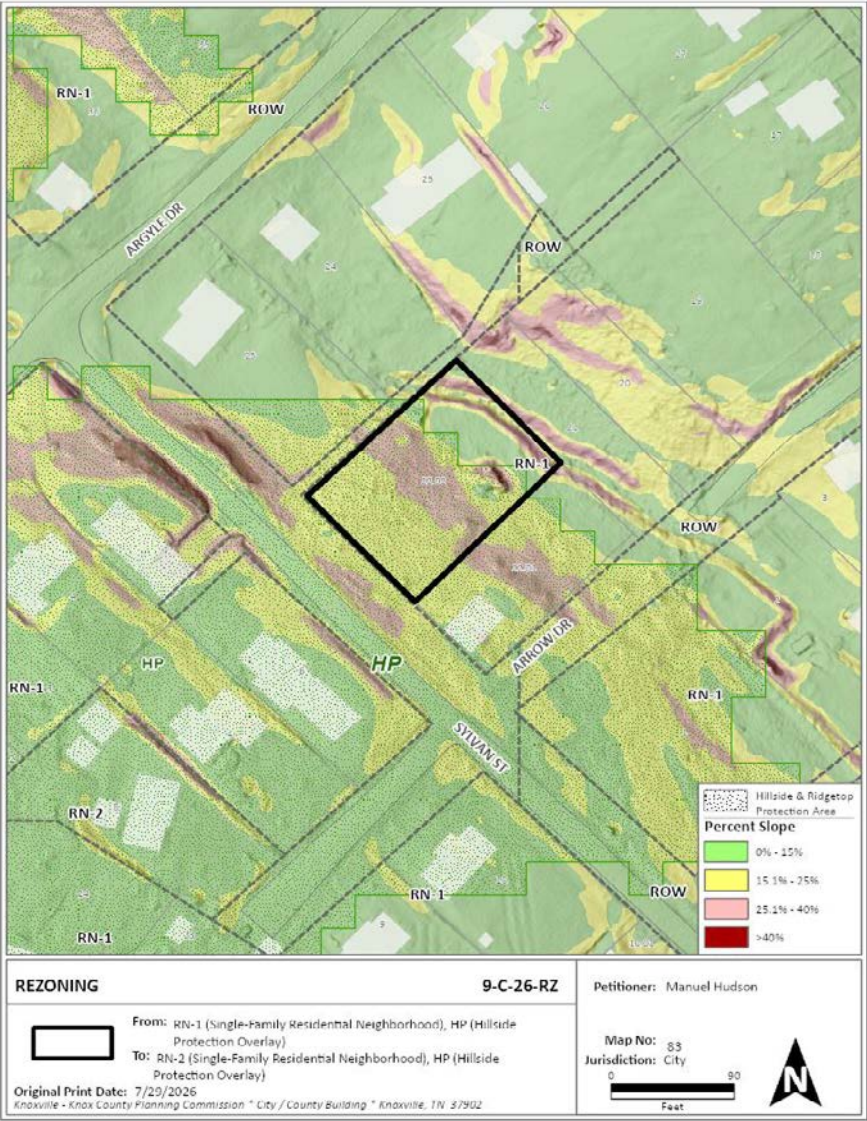
9-C-26-RZ



Case boundary



| CATEGORY                      | SQFT     | ACRES | RECOMMENDED<br>DISTURBANCE<br>BUDGET<br>(Percent)   | DISTURBANCE AREA<br>(Sqft) | DISTURBANCE<br>AREA<br>(Acres) |
|-------------------------------|----------|-------|-----------------------------------------------------|----------------------------|--------------------------------|
| Total Area of Site            | 16,582.5 | 0.381 |                                                     |                            |                                |
| Non-Hillside                  | 4,432.7  | 0.102 | N/A                                                 |                            |                                |
| 0-15% Slope                   | 699.3    | 0.016 | 100%                                                | 699.3                      | 0.016                          |
| 15-25% Slope                  | 7,569.8  | 0.174 | 50%                                                 | 3,784.9                    | 0.087                          |
| 25-40% Slope                  | 3,765.1  | 0.086 | 20%                                                 | 753.0                      | 0.017                          |
| Greater than 40% Slope        | 115.7    | 0.003 | 10%                                                 | 11.6                       | 0.000                          |
| Ridgetops                     |          |       |                                                     |                            |                                |
| Hillside Protection (HP) Area | 12,149.9 | 0.279 | Recommended<br>disturbance budget<br>within HP Area | 5,248.7                    | 0.120                          |
|                               |          |       | Percent of HP Area                                  | 43.2%                      |                                |



# 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.**

8/29/26

9/11/26

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

Date

*Manuel Hudson*

Manuel Hudson

6.17.26