

REZONING REPORT

► **FILE #:** 9-D-26-RZ

AGENDA ITEM #: 9

AGENDA DATE: 9/10/2026

► **APPLICANT:** JASON NEWKOOP

OWNER(S): Jason Newkoop Universal Structures LLC

TAX ID NUMBER: 92 N B 014

[View map on KGIS](#)

JURISDICTION: City Council District 3

STREET ADDRESS: 6531 VANCE RD

► **LOCATION:** North side of Vance Rd, east of Lee Rd

► **APPX. SIZE OF TRACT:** 0.87 acres

SECTOR PLAN: Northwest County

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

ACCESSIBILITY: Access is via Vance Road, an unstriped local street with a pavement width of 17 ft within a 40-42 ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Fourth Creek, Third Creek, Ten Mile Creek

► **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:** Single Family Residential

► **EXTENSION OF ZONING:** Yes, this is 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-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

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

NEIGHBORHOOD CONTEXT: The surrounding area features single family homes on both small (less than 0.25 ac) and large (1+ ac) lots. There are some single family subdivisions to the north of the subject property.

STAFF RECOMMENDATION:

► **Approve the RN-2 (Single-Family Residential Neighborhood) zoning district because it is consistent**

with adopted plans and changing conditions 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 property abutting on the east side was rezoned from the RN-1 (Single-Family Residential Neighborhood) zoning district to the RN-2 (Single-Family Residential Neighborhood) zoning district in December 2024 (11-L-24-RZ). The rezoning was approved on appeal to the City Council. The property has since been subdivided into 4 lots, with a shared access easement, in a manner similar to the existing flag lot development to the east.
2. Residential development in the surrounding area has primarily consisted of the sporadic construction of single-family dwellings, and one 48-unit detached residential subdivision constructed 0.44 miles northwest of the property between 2023 and 2026.

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.
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. The RN-2 district at this location would permit residential development consistent with recent development trends in the area, which consists of single-family dwellings on small and medium lots. As such, it is not anticipated to negatively impact the surrounding area.
2. Vance Road is a dead-end local street with a pavement width varying between 17 to 19 feet. The subject property is located near the wider end of Vance Road with nearby access to Amherst Road, a major collector street.

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 Northwest County Sector Plan, which allows consideration of the RN-2 district.
2. The proposed rezoning is consistent with the General Plan's Development Policy 8: Encourage growth in the existing urban area.

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.

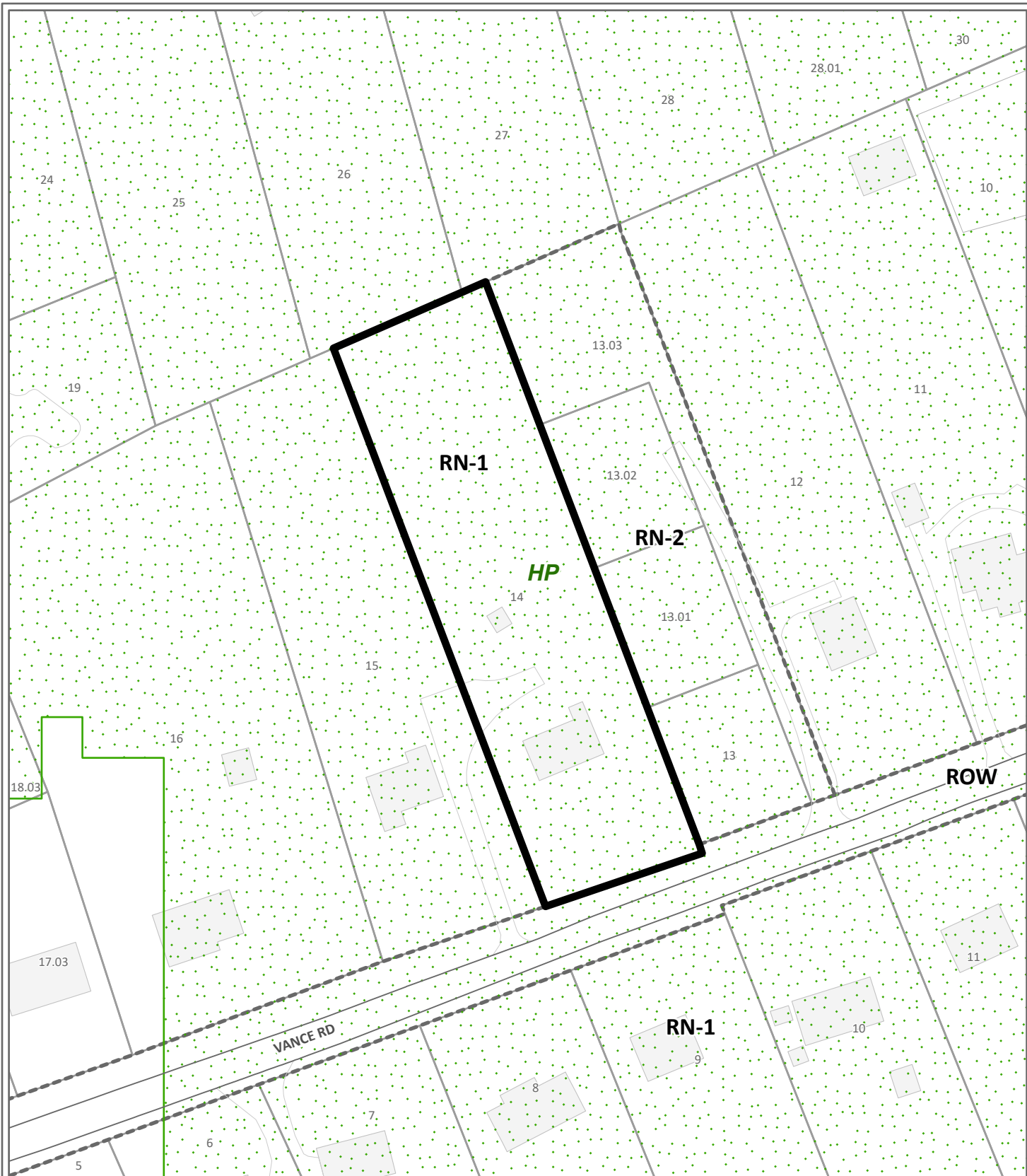
1. There is ample utility and facility infrastructure to support a rezoning of this site.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Amherst Elementary, Northwest Middle, and Karns 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-D-26-RZ

Petitioner: Jason Newkoop

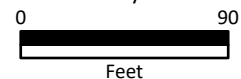


From: RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

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

Map No: 92

Jurisdiction: City



Original Print Date: 7/29/2026

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

Exhibit A. Contextual Images



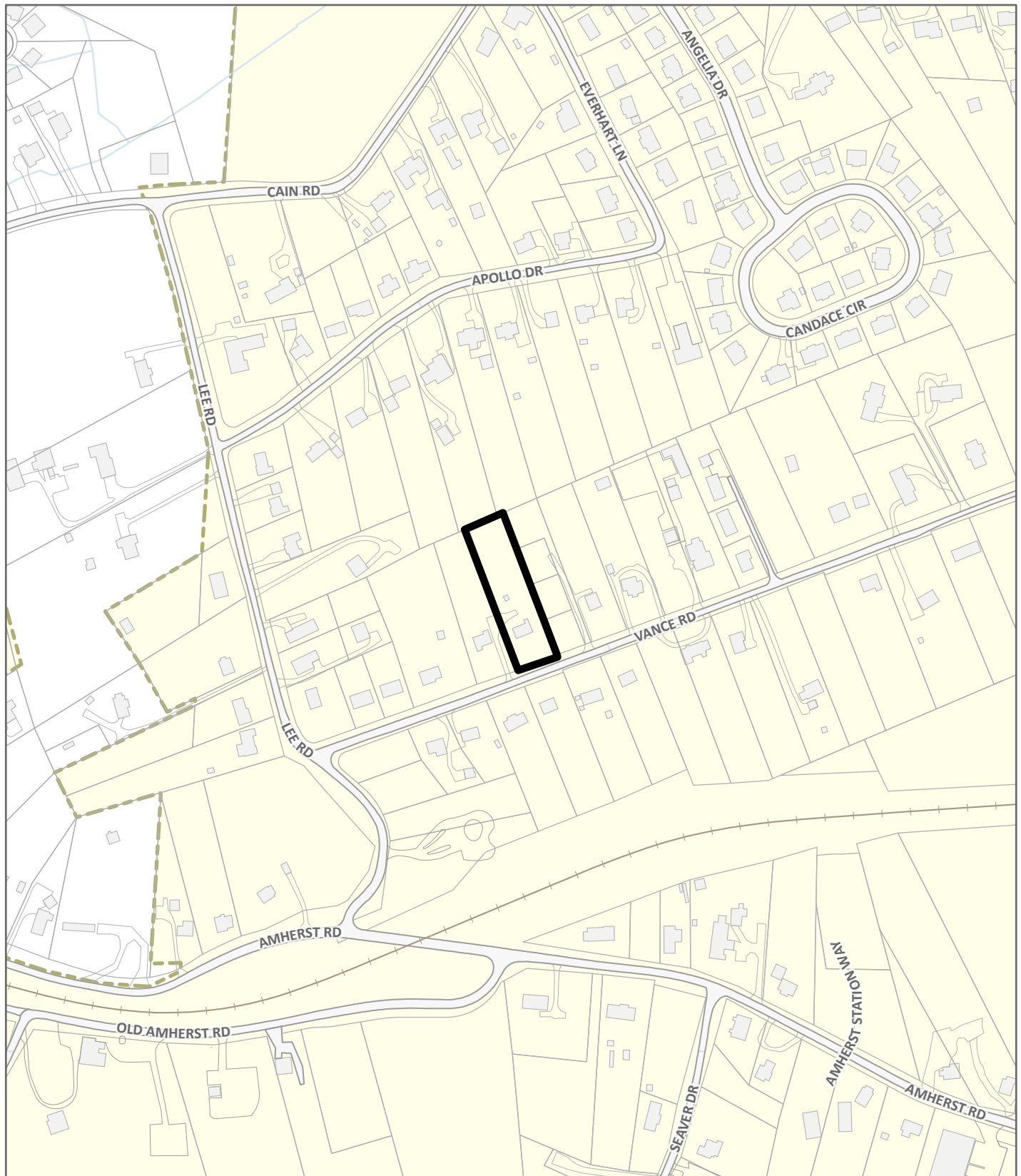
AERIAL MAP



Case boundary



Exhibit A. Contextual Images



LOCATION MAP

9-D-26-RZ



Case boundary



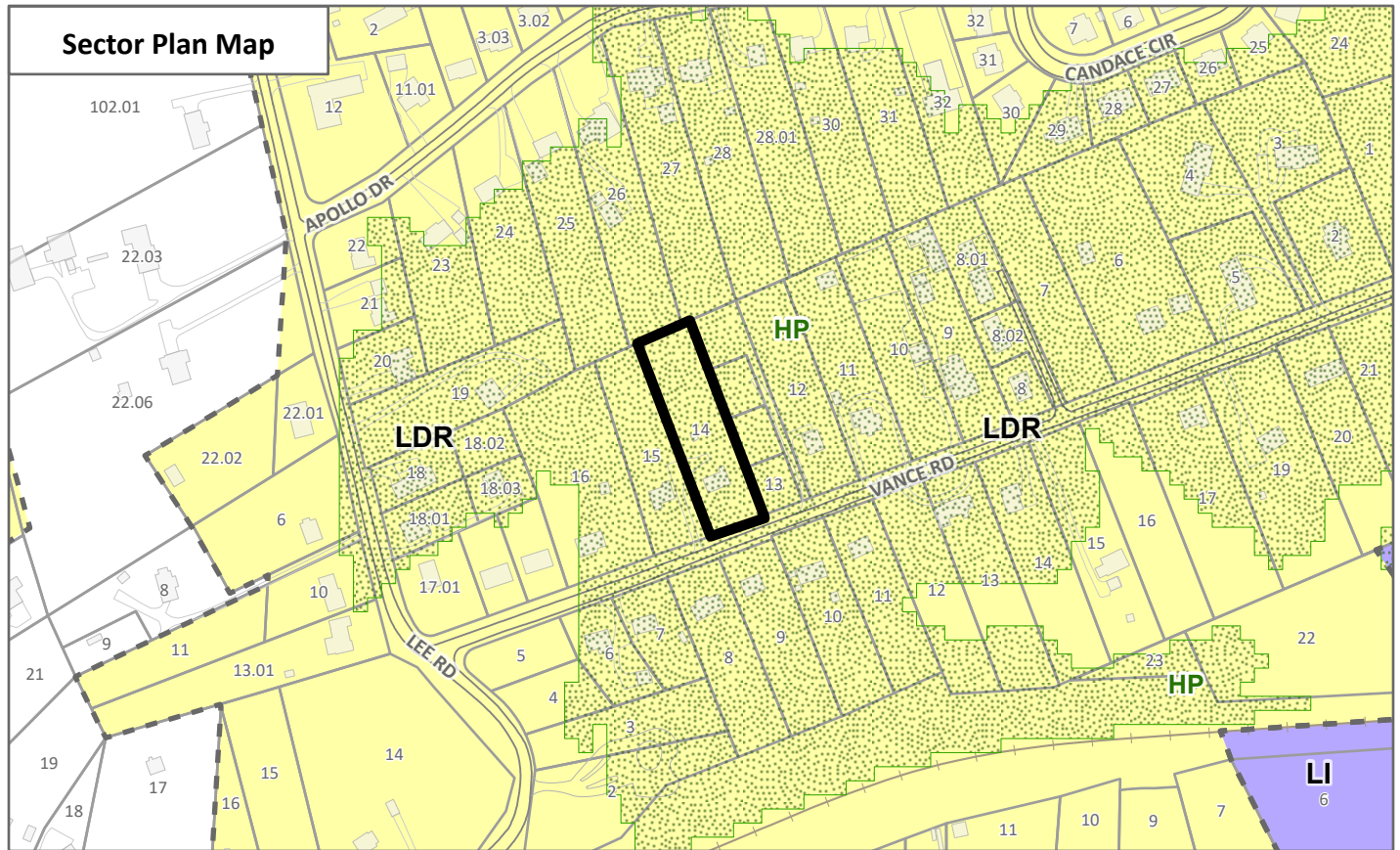
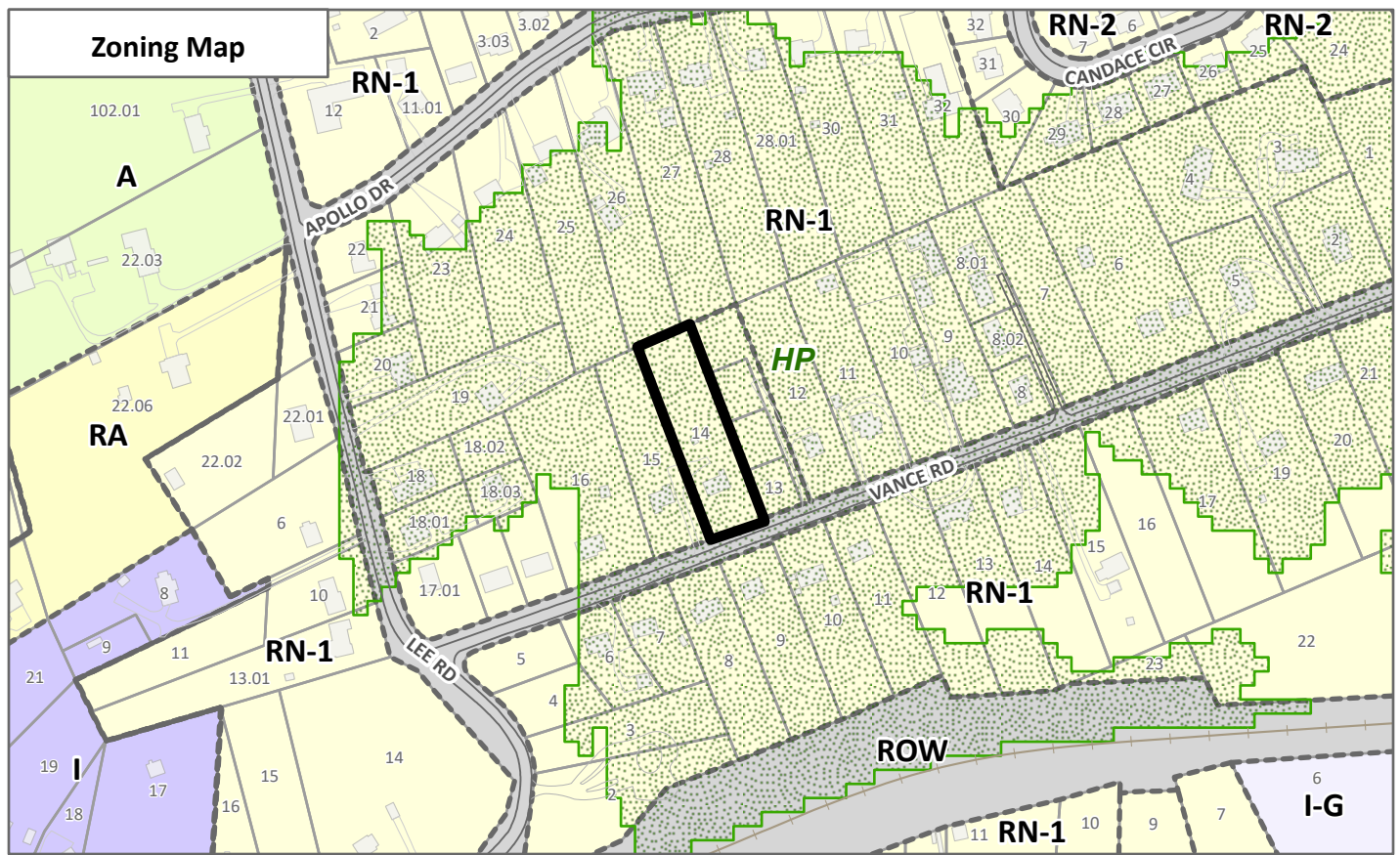
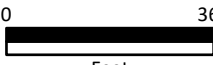
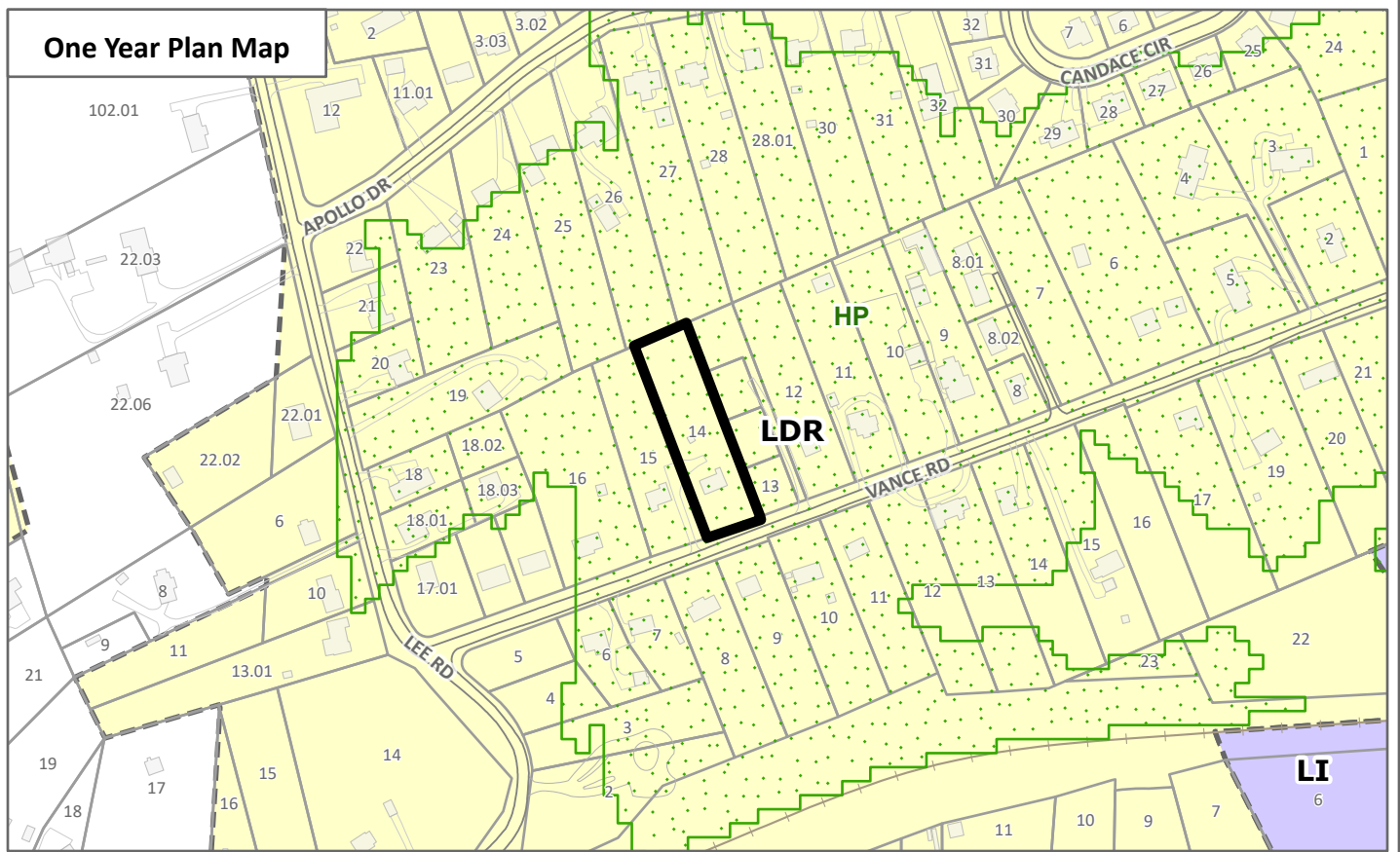


EXHIBIT A, CONTEXTUAL MAPS		9-D-26-RZ	
	Case boundary	 0 360 Feet	

One Year Plan Map



Existing Land Use Map

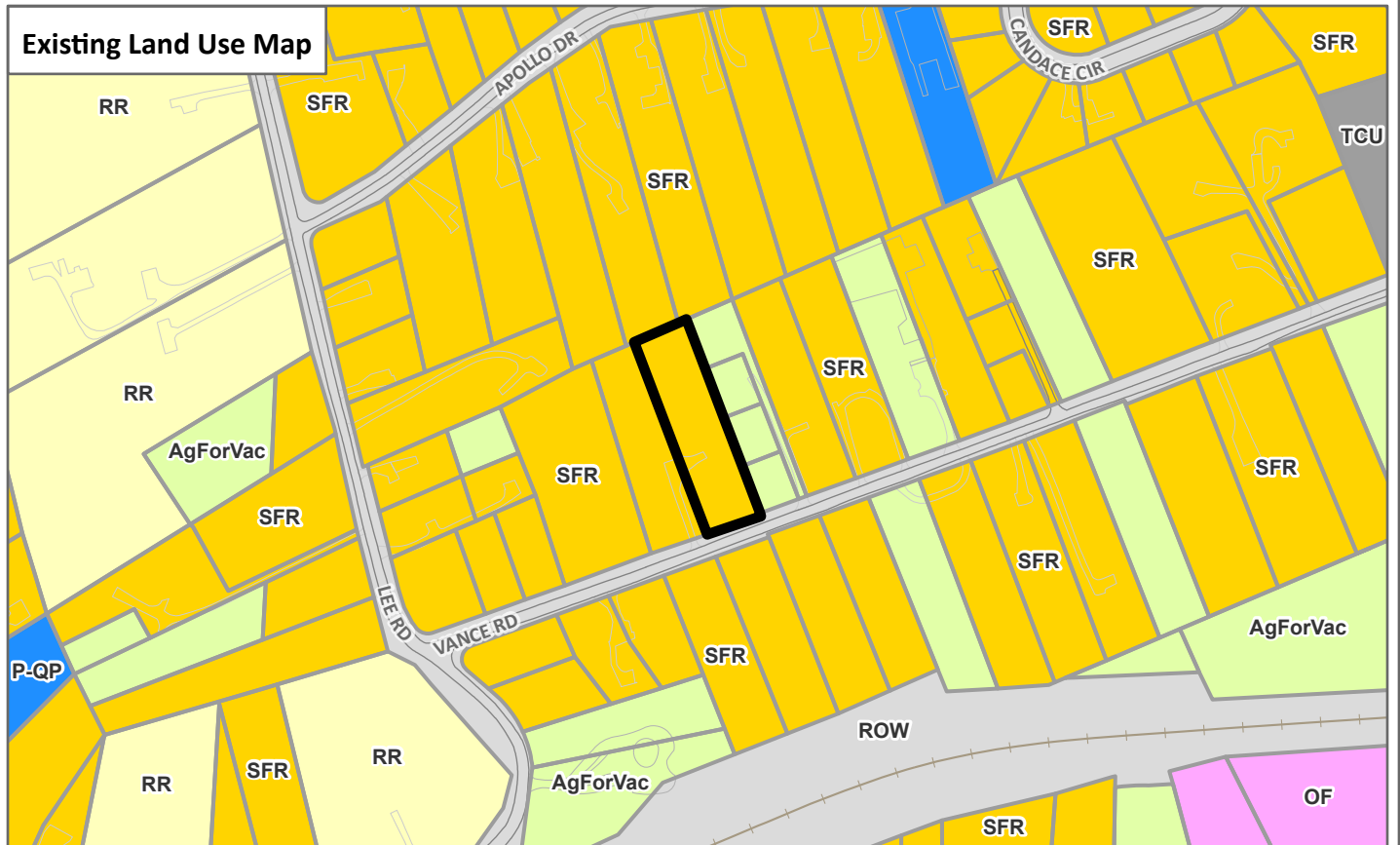


EXHIBIT A, CONTEXTUAL MAPS

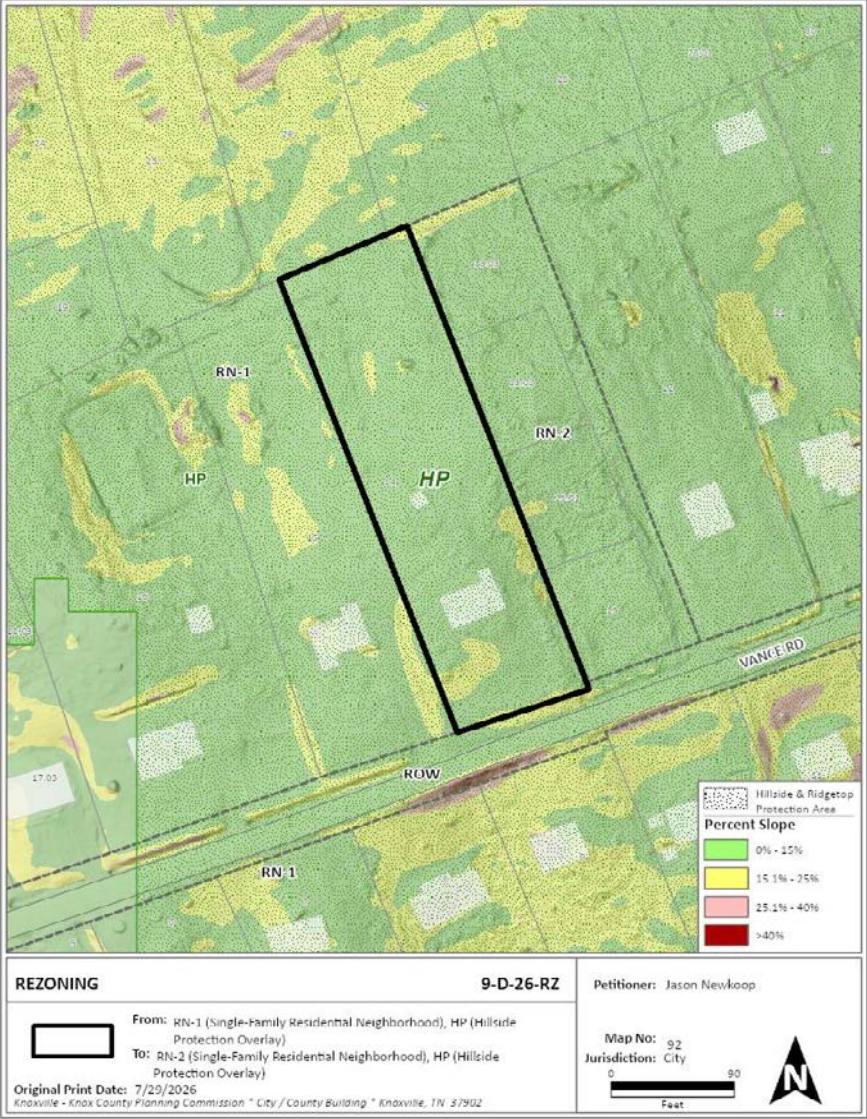
9-D-26-RZ



Case boundary



CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	37,741.8	0.866			
Non-Hillside	0.0	0.000	N/A		
0-15% Slope	34,610.8	0.795	100%	34,610.8	0.795
15-25% Slope	3,131.0	0.072	50%	1,565.5	0.036
25-40% Slope	0.0	0.000	20%	0.0	0.000
Greater than 40% Slope	0.0	0.000	10%	0.0	0.000
Ridgetops					
Hillside Protection (HP) Area	37,741.8	0.866	Recommended disturbance budget within HP Area	36,176.3	0.830
			Percent of HP Area	95.9%	



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.

7/26 8/29/26

Date to be Posted

9/11/26

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

Jason Newkoop
Applicant Signature

Jason Newkoop
Applicant Name

7/8/26
Date