CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 3-B-26-RZ **Related File Number:**

Application Filed: 1/12/2026 **Date of Revision:**

Applicant: STEVEN/LINDA GORDON

PROPERTY INFORMATION

General Location: West side of Kimberlin Heights, north of Sevierville Pike

Other Parcel Info.:

Tax ID Number: 124 209 **Jurisdiction:** County

Size of Tract: 0.61 acres

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.

GENERAL LAND USE INFORMATION

Existing Land Use: Water, Single Family Residential

Surrounding Land Use:

Proposed Use: **Density:**

Planning Sector: South County **Plan Designation:** SMR (Suburban Mixed Residential), SP (Stream Protection)

Growth Policy Plan: Planned Growth Area

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.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 509 KIMBERLIN HEIGHTS RD

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)

Former Zoning:

Requested Zoning: RA (Low Density Residential)

Previous Requests:

Extension of Zone: No, this would not be an extension.

History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed: **No. of Lots Approved:** 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Jake Beaumier

Staff Recomm. (Abbr.): APPROVE the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and surrounding development.

Staff Recomm. (Full):

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.

Action: Approved **Meeting Date:** 3/5/2026

Details of Action:

Summary of Action: Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and surrounding development.

Date of Approval: 3/5/2026 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** ☐ **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 4/20/2026 **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: Approved **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**