CASE SUMMARY

APPLICATION TYPE: REZONING

Planning
KNOXVILLE | KNOX COUNTY

File Number:	4-N-26-RZ	**Related File Number:**	4-C-26-PA
Application Filed:	2/23/2026	**Date of Revision:**	
Applicant:	HALEY MCLAUGHLIN		

PROPERTY INFORMATION

General Location:	West of Sterchi St, northwest of Richmond Ave		
Other Parcel Info.:			
Tax ID Number:	94 H A 00601	**Jurisdiction:**	City
Size of Tract:	1.19 acres		
Accessibility:			

GENERAL LAND USE INFORMATION

Existing Land Use:	Agriculture/Forestry/Vacant Land		
Surrounding Land Use:			
Proposed Use:		**Density:**	
Planning Sector:	Central City	**Plan Designation:**	LI (Light Industrial), HP (Hillside Ridgetop Protection)
Growth Policy Plan:	N/A (Within City Limits)		
Neighborhood Context:			

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

Street:	0 RICHMOND AVE
Location:	
Proposed Street Name:	
Department-Utility Report:	
Reason:	

ZONING INFORMATION (where applicable)

Current Zoning:	I-G (General Industrial), HP (Hillside Protection Overlay)
Former Zoning:	
Requested Zoning:	RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)
Previous Requests:	
Extension of Zone:	
History of Zoning:	

PLAN INFORMATION (where applicable)

Current Plan Category:	LI (Light Industrial), HP (Hillside Ridgetop Protection)
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:

Staff Recomm. (Abbr.): Approve the RN-2 (Single-Family Residential Neighborhood) district because it is consistent with the recommended TDR land use classification and is compatible with the surrounding development. The HP (Hillside Protection) Overlay district would be retained.

Staff Recomm. (Full):

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 SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:
1. Between 2018 and 2020, Western Avenue to the east was widened from a two-lane street with no sidewalks to a five-lane multimodal street, and nearby intersections at Keith Avenue and Sterchi Street were realigned to ensure a safer connection to the major arterial street. The area has experienced minor infill developments and a small house community to the southeast of the subject parcel since these road improvements have occurred.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:
1. The RN-2 district is intended to accommodate low density single-family residential development on relatively small lots with smaller setbacks. Two-family dwellings may also be allowed by special use approval. Limited nonresidential uses that are compatible with the character of the district may also be permitted.
2. The RN-2 district will be an extension of this district from the east side, and the area meets the intent of the zoning district. If subdivided, the 1.19-acre property could accommodate up to four houses or duplexes via base zone standards. The property would also be eligible for Middle Housing types if the TDR classification is approved.
3. The entirety of the property is within the HP Overlay. The slope analysis recommends a maximum disturbance budget of 52.6% (0.63 acres), which shall be reviewed when any developments are proposed on this property.
4. Rezonings 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 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 present I-G district would allow developments that may adversely impact the surrounding residential uses. The proposed rezoning is better suited for this area.

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 proposed rezoning would eliminate the incompatible I-G district next to residential properties, aligning with the General Plan's Development Policy 8.4, which recommends protecting residential areas from encroaching commercial development and other incompatible uses.
2. The RN-2 district is consistent with the recommended TDR land use classification of the Central City Sector Plan and One Year Plan.

ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY 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 adequate utility infrastructure and easy access to Western Avenue, a major throughfare. The Engineering Department may require road widening if the property is developed for more than one dwelling unit. Nonetheless, uses allowed by the RN-2 district should cause less strain on the nearby residential streets than the uses allowed by the I-G district, since the majority of those uses are more intensive and require truck traffic.

Action: Approved **Meeting Date:** 4/9/2026

Details of Action:

Summary of Action: Approve the RN-2 (Single-Family Residential Neighborhood) district because it is consistent with the recommended TDR land use classification and is compatible with the surrounding development. The HP (Hillside Protection) Overlay district would be retained.

Date of Approval: 4/9/2026 **Date of Denial:** **Postponements:**

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 5/12/2026 **Date of Legislative Action, Second Reading:** 5/26/2026

Ordinance Number: **Other Ordinance Number References:** O-38-2026

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

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

Amendments: **Amendments:**

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