CASE SUMMARY

APPLICATION TYPE: REZONING

Planning
KNOXVILLE | KNOX COUNTY

File Number: 7-E-25-RZ **Related File Number:**

Application Filed: 5/13/2025 **Date of Revision:**

Applicant: STEVE W ABBOTT JR

PROPERTY INFORMATION

General Location: South side of Landview Dr, east of Pickering St

Other Parcel Info.:

Tax ID Number: 82 L F 002 **Jurisdiction:** City

Size of Tract: 10080 square feet

Accessibility: Access is via Landview Drive, a local street with a pavement width which varies from 10 ft to 15 ft within a right-of-way which varies from 35 ft to 40 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use: **Density:**

Planning Sector: East City **Plan Designation:** LDR (Low Density Residential)

Growth Policy Plan: N/A (Within City Limits)

Neighborhood Context: This area is characterized by single family residential dwellings on small- and medium-sized lots.

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

Street: 0 LANDVIEW DR

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-1 (Single-Family Residential Neighborhood)

Former Zoning:

Requested Zoning: RN-2 (Single-Family Residential Neighborhood)

Previous Requests:

Extension of Zone: No, this is not an extension.

History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

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: Samiul Haque

Staff Recomm. (Abbr.): Approve the RN-2 (Single-Family Residential Neighborhood) district because it is consistent with the sector plan and will eliminate the zoning nonconformity of the property.

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 IS NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY GENERALLY
1. This region of East Knoxville has retained its low-density residential character over the years. The Planning Commission approved an RN-1 to RN-2 rezoning for a property across Landview Drive (6-J-24-RZ) and an RN-1 to RN-3 rezoning for a 13.09-acre property along Boyds Bridge Pike located within a quarter mile to the east (4-U-25-RZ), the later pending approval of the City Council.

THE PROPOSED AMENDMENT IS CONSISTENT WITH THE INTENT AND PURPOSES OF THIS CODE.
1. The RN-2 zoning district is intended to accommodate single-family residential development on relatively small lots with smaller setbacks within the City of Knoxville. The 10,080-sq ft subject property is consistent with the intent of the RN-2 zoning district.
2. The property has a lot width of 60 ft, which is nonconforming with regards to the 75-ft minimum lot width requirement of the RN-1 district. The proposed rezoning will bring the property in compliance with the zoning code.
3. 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. There are no significant adverse impacts anticipated with this rezoning. The lot width will restrict any subdivision of the property. The most intense residential development the lot could accommodate is a duplex, which would require special approval by the Planning Commission.

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 proposed RN-2 district is consistent with the City's One Year Plan and East City Sector Plan's LDR (Low Density Residential) land use classification.
2. The proposed rezoning is consistent with Development Policy 11.5 of the General Plan, to avoid abrupt, incompatible changes in density, scale, and building appearance from one development to another. The uses and dimensional standards of RN-2 would foster development similar to RN-1 in all these respects.

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. The subject property is in an urbanized area that has ample utility and community facility infrastructure to support a minor increase in residential development.
2. The property has close proximity to Sarah Moore Greene Magnet Elementary School, the Knoxville Botanical Gardens, sidewalk infrastructure, and transit.

Action:	Approved	**Meeting Date:**	7/10/2025
Details of Action:			
Summary of Action:	Approve the RN-2 (Single-Family Residential Neighborhood) district because it is consistent with the sector plan and will eliminate the zoning nonconformity of the property.		
Date of Approval:	7/10/2025	**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:	8/5/2025	**Date of Legislative Action, Second Reading:**	8/19/2025
Ordinance Number:		**Other Ordinance Number References:**	O-109-2025
Disposition of Case:	Approved	**Disposition of Case, Second Reading:**	Approved
If "Other":		**If "Other":**	
Amendments:		**Amendments:**	
Date of Legislative Appeal:		**Effective Date of Ordinance:**	