CASE SUMMARY

APPLICATION TYPE: REZONING

Planning
KNOXVILLE | KNOX COUNTY

File Number: 8-D-25-RZ **Related File Number:**

Application Filed: 6/13/2025 **Date of Revision:**

Applicant: CHRIS & SHERRY CRUMLEY

PROPERTY INFORMATION

General Location: West side of Rowan Rd, north of Highland Dr

Other Parcel Info.:

Tax ID Number: 69 H A 010 **Jurisdiction:** City

Size of Tract: 12659 square feet

Accessibility: Access is via Rowan Road, an unstriped minor collector with 22 ft of pavement within a 40-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential

Surrounding Land Use:

Proposed Use: **Density:**

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

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

Neighborhood Context: The subject property is in a neighborhood featuring a mix of single family houses, duplexes, and multifamily subdivisions. There is a commercial node to the southwest along Cedar Lane, near the Merchant Drive interchange with I-75, and there are commercial, office, and industrial uses along E Inskip Drive and Central Avenue Pike to the south. Inskip Elementary School and Inskip Pool and Park lie within a mile to the south of the subject property.

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

Street: 4913 ROWAN RD

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: Yes, it is an extension.

History of Zoning: In 2013 the property was part of a large rezoning from R-2 (General Residential) to R-1A (Low Density Residential) (11-F-13-RZ).

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: Malynda Wollert

Staff Recomm. (Abbr.): Approve the RN-2 (Single-Family Residential Neighborhood) district because it is a minor extension and is compatible with surrounding development.

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. The subject property was rezoned from R-2 (General Residential) to R-1A (Low Density Residential) in 2013 as part of a large downzoning recommended by the Inskip Small Area Plan. R-1A zoned properties were assigned the RN-1 (Single-Family Residential) and RN-2 (Single-Family Residential) districts with the adoption of the new City of Knoxville zoning code in 2020. This side of Rowan Road was assigned RN-1 due to the large lot sizes, with the exception of the abutting parcel at 4925 Rowan Road assigned RN-2 since it did not meet the RN-1 lot size requirement.
2. Development trends since 2013 have been primarily residential in nature, with commercial and office developments concentrated along E Inskip Drive and Cedar Lane. The residential density has slightly increased in the last five years with nearby rezonings from RN-1 to RN-2 and O (Office).

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:
1. The intent of the RN-2 district is to accommodate traditional low density residential neighborhoods, exhibiting a predominant pattern of single-family homes on relatively small lots with smaller setbacks compared to RN-1. Duplexes may be permitted through special-use approval.
2. The subject property is in an area consistent with this development pattern that features a mix of properties zoned RN-1, RN-2, RN-3 (General Residential Neighborhood), RN-4 (General Residential Neighborhood), and O.

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. No significant adverse impacts are anticipated with the RN-2 district since it allows the same uses as the property's current RN-1 zoning and would not significantly increase the residential density of the area. Based on the lot area, up to two dwelling units could be permitted if the parcel was rezoned.

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 rezoning is consistent with the General Plan’s Development Policy 8.1, which encourages growth in the existing urban area through infill housing on vacant lots and redevelopment parcels.
2. The subject property is designated LDR (Low Density Residential) under the City’s One Year Plan and North City Sector Plan. The LDR land use type allows consideration of the RN-2 district.

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. Rowan Road is a minor collector with 22 ft of pavement, which would be minimally affected by a development of this size. The subject property is in an urbanized area with adequate utility infrastructure.
2. Inskip Elementary School and Inskip Pool and Park lie within a mile south of the subject property, and there are commercial amenities nearby along Cedar Lane, E Inskip Drive, and Central Avenue Pike.

Action: Approved **Meeting Date:** 8/14/2025

Details of Action:

Summary of Action: Approve the RN-2 (Single-Family Residential Neighborhood) district because it is a minor extension and is compatible with surrounding development.

Date of Approval: 8/14/2025 **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: 9/2/2025 **Date of Legislative Action, Second Reading:** 9/16/2025

Ordinance Number: **Other Ordinance Number References:** O-119-2025

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

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

Amendments: **Amendments:**

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