

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 8-G-25-RZ **Related File Number:**
Application Filed: 6/23/2025 **Date of Revision:**
Applicant: SLEMONS MATHES

PROPERTY INFORMATION

General Location: Corner of Henrietta Dr and Inskip Rd
Other Parcel Info.:
Tax ID Number: 69 A F 00102 **Jurisdiction:** City
Size of Tract: 13696 square feet
Accessibility: Access is via Inskip Road, a major collector with a 19-ft pavement width within a right-of-way which varies between 40 ft and 45 ft, and via Henrietta Drive, a local road with a pavement width of which varies from 17 ft to 20 ft within a 50-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: This area is comprised of a mix of single family dwellings on small suburban lots and multifamily apartment developments.

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

Street: 0 INSKIP 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: No, this is not an extension
History of Zoning: In 2013, this property was part of a larger rezoning from R-2 (General Residential) to R-1 (Low Density Residential) (8-C-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:

Jake Beaumier

Staff Recomm. (Abbr.):

APPROVE the RN-2 (Single Family Residential) district because it is consistent with the sector plan and small area plan as well as 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 IS NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY GENERALLY.

1. The general development trend in the area includes single family attached dwellings .3 miles to the east of the site, single family detached dwellings less than .1 miles from the site, and the Special Use approval of a duplex across the street from the site.

2. Sterchi Elementary School is approximately 1 mile by car to the northwest, and the Sue Clancy Greenway and Adair Park are approximately 1 mile by car to the southeast. The close proximity of these amenities support this modest increase in zoning intensity.

THE PROPOSED AMENDMENT IS CONSISTENT WITH THE INTENT AND PURPOSES OF THIS CODE.

1. The RN-2 zone is intended to accommodate low density single-family residential development on relatively small lots with smaller setbacks within the City of Knoxville. The RN-2 district allows the same uses as the existing 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. There are no significant adverse impacts anticipated with this rezoning since the allowed uses within both zones are the same.

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 the North City Sector Plan's LDR (Low Density Residential) land use classification, which allows consideration of the RN-2 district.

2. The proposed zoning is consistent with the Inskip Small Area Plan, which recommends R-1 and R-1A zoning for the area, which are equivalent to the contemporary RN-1 and RN-2 zoning districts.

3. This rezoning is consistent with the General Plan's Development Policy 8.1 "Develop 'infill' housing on vacant lots and redevelopment parcels. Infill housing should be compatible with neighboring residences in scale, design, and site layout." The RN-2 district's dimensional standards would allow for the creation of two single-family lots or the consideration of a duplex on the property, which would require Special Use approval from the Planning Commission.

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 which has utility and community facility infrastructure to support a minor increase in residential development.

2. The subject property is less than a mile from both Inskip Elementary School to the west and Adair Park to the east.

Action: Approved

Meeting Date: 8/14/2025

Details of Action:

Summary of Action: APPROVE the RN-2 (Single Family Residential) district because it is consistent with the sector plan and small area plan as well as 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-120-2025

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: