CASE SUMMARY

APPLICATION TYPE: REZONING

Planning
KNOXVILLE | KNOX COUNTY

File Number: 9-D-26-RZ **Related File Number:**

Application Filed: 7/14/2026 **Date of Revision:**

Applicant: JASON NEWKOOP

PROPERTY INFORMATION

General Location: North side of Vance Rd, east of Lee Rd

Other Parcel Info.:

Tax ID Number: 92 N B 014 **Jurisdiction:** City

Size of Tract: 0.87 acres

Accessibility: Access is via Vance Road, an unstriped local street with a pavement width of 17 ft within a 40-42 ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential

Surrounding Land Use:

Proposed Use: **Density:**

Planning Sector: Northwest County **Plan Designation:** LDR (Low Density Residential), HP (Hillside Ridgetop Prote

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

Neighborhood Context: The surrounding area features single family homes on both small (less than 0.25 ac) and large (1+ ac) lots. There are some single family subdivisions to the north of the subject property.

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

Street: 6531 VANCE RD

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

Former Zoning:

Requested Zoning: RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

Previous Requests:

Extension of Zone: Yes, this is an extension.

History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), 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: Kelsey Bousquet

Staff Recomm. (Abbr.): Approve the RN-2 (Single-Family Residential Neighborhood) zoning district because it is consistent with adopted plans and changing conditions in the area. 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 IS NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY GENERALLY

1. The property abutting on the east side was rezoned from the RN-1 (Single-Family Residential Neighborhood) zoning district to the RN-2 (Single-Family Residential Neighborhood) zoning district in December 2024 (11-L-24-RZ). The rezoning was approved on appeal to the City Council. The property has since been subdivided into 4 lots, with a shared access easement, in a manner similar to the existing flag lot development to the east.
2. Residential development in the surrounding area has primarily consisted of the sporadic construction of single-family dwellings, and one 48-unit detached residential subdivision constructed 0.44 miles northwest of the property between 2023 and 2026.

THE PROPOSED AMENDMENT IS CONSISTENT WITH THE INTENT AND PURPOSES OF THIS CODE.
1. The RN-2 district is intended to accommodate low-density single-family residential development on relatively small lots with smaller setbacks.
2. 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 RN-2 district permits the same uses as the 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. The RN-2 district at this location would permit residential development consistent with recent development trends in the area, which consists of single-family dwellings on small and medium lots. As such, it is not anticipated to negatively impact the surrounding area.
2. Vance Road is a dead-end local street with a pavement width varying between 17 to 19 feet. The subject property is located near the wider end of Vance Road with nearby access to Amherst Road, a major collector street.

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 subject property is designated LDR (Low Density Residential) under the City's One Year Plan and Northwest County Sector Plan, which allows consideration of the RN-2 district.
2. The proposed rezoning is consistent with the General Plan's Development Policy 8: Encourage growth in the existing urban area.

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. There is ample utility and facility infrastructure to support a rezoning of this site.

Action:	Approved	**Meeting Date:**	9/10/2026
Details of Action:			
Summary of Action:	Approve the RN-2 (Single-Family Residential Neighborhood) zoning district because it is consistent with adopted plans and changing conditions in the area. The HP (Hillside Protection Overlay) district would be retained.		
Date of Approval:	9/10/2026	**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:	10/13/2026	**Date of Legislative Action, Second Reading:**	10/27/2026
Ordinance Number:		**Other Ordinance Number References:**	
Disposition of Case:		**Disposition of Case, Second Reading:**	
If "Other":		**If "Other":**	
Amendments:		**Amendments:**	
Date of Legislative Appeal:		**Effective Date of Ordinance:**	