

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 9-E-26-RZ **Related File Number:**
Application Filed: 7/24/2026 **Date of Revision:**
Applicant: JOSHUA OXENDINE

PROPERTY INFORMATION

General Location: North side of Sullivan Rd, east of Nickle Rd
Other Parcel Info.:
Tax ID Number: 79 E A 004 **Jurisdiction:** City
Size of Tract: 1.18 acres
Accessibility: Access is via Sullivan Road, a minor collector with a pavement width of 21 ft within a right-of-way that varies from 49-75 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/forestry/vacant land
Surrounding Land Use:
Proposed Use: **Density:**
Planning Sector: Northwest City **Plan Designation:** LDR (Low Density Residential), HP (Hillside Ridgetop Protection)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: The surrounding area primarily consists of single-family dwellings and townhouse developments. Within a mile of the subject property is the Cumberland Estates Park and Community Center to the southwest, and the Pleasant Ridge Elementary and Northwest Middle Schools to the southeast.

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

Street: 5015 SULLIVAN RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: AG (General Agricultural), HP (Hillside Protection Overlay), (C) (Previously Approved Plan District)
Former Zoning:
Requested Zoning: RN-1 (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:

Jessie Hillman

Staff Recomm. (Abbr.):

Approve the RN-1 (Single-Family Residential Neighborhood) district because it is consistent with the sector plan and surrounding development. The HP (Hillside Protection Overlay) 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. The area immediately surrounding the subject property is predominantly comprised of single-family residential development. There are apartment and townhouse developments nearby to the north and south along Pleasant Ridge Road.
2. A major capital improvement project is currently underway along a 1.25-mile section of Pleasant Ridge Road, extending from Merchant Drive to the Knoxville city limits. Turn lanes are at the intersections of Walnoaks Road, Sullivan Road, and Murray Drive. A shared-use path for bicyclists and pedestrians is also included. Additional improvements include upgraded traffic signals with pedestrian accommodations at the intersection of Walnoaks Road and Moss Creek Road, as well as drainage improvements along this corridor.
3. These multimodal and traffic safety upgrades occurring approximately 500 feet from the subject property, in combination with the established single-family residential surroundings support the requested rezoning from AG (Agricultural) to RN-1 (Single-Family Residential Neighborhood).

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The RN-1 zoning district is intended to accommodate traditional single-family homes on relatively large lots with generous setbacks.
2. The RN-1 zoning district is consistent with the surrounding development pattern, including adjacent properties along Nickle Road and RN-1-zoned properties along Sullivan Road.
3. While there are pockets of AG zoning in the area, these properties are primarily utilized for residential purposes. The subject property does not meet the 5-acre minimum lot size standard for AG zoning, making RN-1 a more appropriate district for this 1.18-acre property.

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 proposed rezoning. The 51,160-square-foot subject property could be subdivided into a maximum of five lots, based on the RN-1 district's minimum lot size requirement of 10,000 square feet for single-family residential development. This maximum level of residential intensity is aligned with the range of surrounding lot sizes.

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-1 district is consistent with the One Year Plan and Northwest City Sector Plan's LDR (Low Density Residential) land use classification.
2. The proposed rezoning is also consistent with Development Policy 11.5 in 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-1 would foster development that is similar to the

surrounding area.

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. The subject property is located in a suburban area with ample utility and community facility infrastructure to support a minor increase in residential development.
2. The property is within the parental responsibility zones for Pleasant Ridge Elementary School, Northwest Middle School, and Karns High School. The surrounding area also includes amenities such as the Northwest Greenway. Cumberland Estates Park is located approximately 0.25 miles southwest of the subject property.

Action: Approved

Meeting Date: 9/10/2026

Details of Action:

Summary of Action: Approve the RN-1 (Single-Family Residential Neighborhood) district because it is consistent with the sector plan and surrounding development. The HP (Hillside Protection Overlay) 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: