

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 9-F-26-RZ
Application Filed: 7/24/2026
Applicant: NOAH HUDSON

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: North side of Greenway Dr, east of N Broadway
Other Parcel Info.:
Tax ID Number: 59 I D 01802 **Jurisdiction:** City
Size of Tract: 0.76 acres
Accessibility: Access is via Greenway Drive, a major collector with a 19-ft pavement width of 19 ft within a right-of-way that varies between 40-50 ft.

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), HP (Hillside Ridgetop Protection)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: This section of Greenway Drive consists of single-family dwellings on medium and large lots and limited commercial uses and is bounded by Webbs Ridge to the north and the railroad tracks to the south.

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

Street: 3221 GREENWAY DR
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: No, it is not 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.): Deny the RN-2 (Single-Family Residential Neighborhood) zoning district due to environmental constraints. 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. There has been a notable increase in residential development along the north side of Greenway Drive over the last 10 years, consisting of single-family dwellings on 20,000 sq ft to 1.5-acre lots at the base of the ridge.
2. Since 2020, there has been a minor increase in residential density along Greenway Drive, with rezonings from the RN-1 (Single-Family Residential Neighborhood) district to the RN-2 (Single-Family Residential Neighborhood), RN-3 (General Residential Neighborhood), and RN-4 (General Residential Neighborhood) districts. However, all but one of the rezonings were located on the south side of Greenway Drive, where the land is flatter. Properties fronting Greenway Drive on the north side are partially on a ridge and are consequently constrained with severe slopes.
3. The one rezoning on the north side of Greenway Drive, west of the subject property, was for three lots totaling 5.5 acres that were later subdivided into 20,000+ sq ft lots (12-D-20-RZ).

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. Two-family dwellings may also be allowed by special use approval.
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-1 and RN-2 zoning districts permit the same uses.
3. The subject property is within the HP (Hillside Protection Overlay) district and is relatively steep, with the majority of the site constrained by slopes in the 25%-40% and above 40% ranges. The recommended disturbance budget for the property is approximately 8,400 sq ft, which has nearly been met with the existing dwelling on the site. It is not possible to subdivide and add another structure to the site without exceeding the disturbance limit of the HP overlay 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 primary difference between the existing RN-1 zoning district and the requested RN-2 district is the dimensional standards. The RN-1 district requires a minimum lot area of 10,000 sq ft with larger setbacks, whereas the RN-2 district requires a minimum lot area of 5,000 sq ft with smaller setbacks. The RN-2 district at this location would permit residential development that is out of character with the development trends on the north side of Greenway Drive, which consists of lots larger than 10,000 sq ft with larger setbacks and structures clustered at the base of the ridge.

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 North City Sector Plan, which permits consideration of the RN-2 zoning district.

2. The proposed rezoning is not consistent with the General Plan's Development Policy 6.3: Encourage development in areas with the fewest environmental constraints. The subject property is a 75-ft wide lot that is largely steep hillside, which does not support increasing residential density at this site.

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. This is an urbanized area with ample utility and facility infrastructure to support a rezoning of this site.

Action: Denied

Meeting Date: 9/10/2026

Details of Action:

Summary of Action: Deny the RN-2 (Single-Family Residential Neighborhood) zoning district due to environmental constraints. The HP (Hillside Protection Overlay) district would be retained.

Date of Approval:

Date of Denial: 9/10/2026

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: ☐ **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

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: