

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 1-J-25-RZ                      **Related File Number:**  
**Application Filed:** 11/25/2024              **Date of Revision:**  
**Applicant:** KINGSTON COURT, LLC

## PROPERTY INFORMATION

**General Location:** Northwest corner of the intersection of Kingston Pike and Kingston Ct  
**Other Parcel Info.:**  
**Tax ID Number:** 108 H B 021                      **Jurisdiction:** City  
**Size of Tract:** 19120 square feet  
**Accessibility:** Access is via Kingston Court, a median-divided local street with a pavement width of 15 ft on both sides within a 77-ft right-of-way. The property also has frontage on Kingston Pike, a major arterial street with a pavement width of 38 ft within a 52-ft right-of-way at this section.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/Forestry/Vacant Land  
**Surrounding Land Use:**  
**Proposed Use:**    **Density:**  
**Planning Sector:** Central City              **Plan Designation:** LDR (Low Density Residential), HP (Hillside Ridgetop Prote  
**Growth Policy Plan:** N/A (Within City Limits)  
**Neighborhood Context:** This section of Kingston Pike has a mix of single family houses, multifamily developments, and public-quasi public uses (church properties).

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

**Street:** 0 KINGSTON CT  
**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, this 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:

Samiul Haque

Staff Recomm. (Abbr.):

Approve the RN-2 (Single-Family Residential Neighborhood) district because it is consistent with the sector plan and surrounding development.

Staff Recomm. (Full):

The HP (Hillside Protection Overlay) district would be retained.

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. A small residential subdivision is being constructed 500 ft northeast of the subject property. The subject property is one of the few remaining vacant parcels within this segment of Kingston Pike that is developed with a mix of single-family houses, multifamily developments, and church properties. The proposed rezoning will allow development that is consistent with the area.

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

1. The requested RN-2 district is intended to accommodate low density single-family residential development on relatively small lots with smaller setbacks compared to the RN-1 district.
2. The RN-2 district permits the same uses as the RN-1 district, but the smaller lot size requirement would allow a subdivision of the subject parcel. The RN-2 district requires a minimum lot size of 5,000 sq ft for single family dwelling or 10,000 sq ft for a two-family dwelling. Therefore, the lot size would allow the applicant to create up to two additional lots out of the subject property to serve a single family dwelling.
3. Rezoning 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 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.
2. Any additional lot on this parcel would need to be accessed via an access easement off of Kingston Court. Kingston Pike is a state route controlled by the Tennessee Department of Transportation (TDOT). TDOT would be unlikely to issue an access permit for single dwellings since a new driveway on Kingston Pike would be challenging to implement. The size of a subdivided lot would put a new driveway close to Kingston Court, and there is a driveway across the street for La Rue Condos. Additionally, access to Kingston Pike is already challenging due to high traffic counts.
3. The HP overlay would be retained, and the property would be subject to all applicable requirements of Article 8.9 of the zoning ordinance.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

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 proposed rezoning would be consistent with the LDR (Low Density Residential) land use classification of the Central City Sector Plan and One Year Plan which allows single family houses at a

low density consistent with this development.

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. This is an urbanized area with adequate utility infrastructure provided by KUB. The property has sidewalk access to the Sequoyah Greenway 0.2 miles to the southwest and transit access to Downtown and many commercial uses along Kingston Pike.

**Action:** Approved **Meeting Date:** 1/9/2025

**Details of Action:**

**Summary of Action:** Approve the RN-2 (Single-Family Residential Neighborhood) district because it is consistent with the sector plan and surrounding development.

**Date of Approval:** 1/9/2025 **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:** 2/4/2025 **Date of Legislative Action, Second Reading:** 2/18/2025

**Ordinance Number:** **Other Ordinance Number References:** O-20-2025

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

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

**Amendments:** **Amendments:**

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