



# PLAN AMENDMENT/ REZONING REPORT

► **FILE #:** 5-C-25-RZ

**AGENDA ITEM #:** 14

5-A-25-SP

**AGENDA DATE:** 5/8/2025

► **APPLICANT:** BELVAN PROPERTIES LLC

OWNER(S): Steven Naab Belvan Properties LLC

TAX ID NUMBER: 95 O L 003

[View map on KGIS](#)

JURISDICTION: Council District 1

STREET ADDRESS: 700 GERTRUDE AVE

► **LOCATION:** South side of Gertrude Ave, east of Davenport Rd

► **TRACT INFORMATION:** 15,559 square feet

SECTOR PLAN: South City

GROWTH POLICY PLAN: N/A (Within City Limits)

ACCESSIBILITY: Access is via Gertrude Avenue, a local street with a 17-ft pavement width within a right-of-way which varies between 45 ft and 50 ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Tennessee River

► **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential), HP (Hillside Ridgetop Protection) / RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

► **PROPOSED PLAN DESIGNATION/ZONING:** MDR (Medium Density Residential), HP (Hillside Ridgetop Protection) / RN-4 (General Residential Neighborhood), HP (Hillside Protection Overlay)

► **EXISTING LAND USE:** Single Family Residential

EXTENSION OF PLAN DESIGNATION/ZONING: Yes, it is an extension of both the land use classification and the zone.

HISTORY OF ZONING REQUESTS: Rezoned in 1996 from R-2 (General Residential) to R-1 (Low Density Residential) as part of larger rezoning (11-O-96-RZ).

SURROUNDING LAND USE, PLAN DESIGNATION, North: Agricultural/forestry/vacant land - LDR (Low Density Residential), HP (Hillside Protection) - I-G (General Industrial), HP (Hillside Protection Overlay)

ZONING South: Agricultural/forestry/vacant land - LDR (Low Density Residential), HP (Hillside Protection) - RN-2 (Single-Family Residential Neighborhood), RN-4 (General Residential Neighborhood), HP (Hillside Protection Overlay)

East: Single family residential - LDR (Low Density Residential), HP (Hillside Protection) - RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

West: Single family residential - MDR (Medium Density Residential), HP (Hillside Protection) - RN-4 (General Residential Neighborhood), RN-5 (General Residential Neighborhood), HP (Hillside Protection Overlay)

NEIGHBORHOOD CONTEXT: This area is characterized by a predominance of single-family residential with some multifamily uses as well as by its proximity to the mixed-use corridor along Sevier Ave, about 360 ft to the north.

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#### STAFF RECOMMENDATION:

- ▶ **Deny the MDR (Medium Density Residential) land use classification because it is incompatible with the development pattern and infrastructure. The HP (Hillside Protection) would be retained.**
  
- ▶ **Deny the RN-4 (General Residential Neighborhood) district because it is incompatible with the residential development pattern. The HP (Hillside Protection Overlay) would be retained.**

#### COMMENTS:

PURSUANT TO THE GENERAL PLAN, PLANNING FRAMEWORK CHAPTER, THE PLANNING COMMISSION RESERVES THE AUTHORITY TO RECOMMEND LAND USE PLAN CHANGES BASED ON SUBSTANTIALLY CHANGED CONDITIONS. SUBSTANTIALLY CHANGED CONDITIONS INCLUDE (may meet any of these):

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. While there are ongoing street and utility improvements occurring along Sevier Avenue, Gertrude Avenue where the subject property is addressed remains a sub-standard, unstriped residential street that is not designed for an increase in medium density residential development.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The South City Sector Plan and the One Year Plan are not aligned on this property. The One Year Plan's land use classification is SWMUD II (South Waterfront Mixed Use District Type 2), which is a more contemporary classification for the expansion of South Waterfront development. The current sector plan classification is LDR (Low Density Residential), which aligns with the single-family residential lots along Gertrude Avenue. While the sector plan needs to be updated to reflect the newer land use classification as part of a broader comprehensive planning effort, the absence of the requested MDR (Medium Density Residential) designation is not the result of an error or omission in the sector plan.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS.

1. There has not been a change in policy that supports a plan amendment to the MDR land use classification for this property.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

1. The broader South Waterfront community has been developing rapidly with multifamily residential and commercial development in the flatter areas closer to the Tennessee River. However, the residential area where the subject property is located has remained virtually unchanged for decades. This is due in part to the steep topography there, as many of the lots are within the HP (Hillside Protection) area and contain steep slopes in the 25%-40% and over 40% ranges. Other than a few small apartment and condo developments from the 1970s and '80s, the surrounding context is long-established single-family homes on larger lots, which aligns with existing street infrastructure and steep wooded slopes.

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 South Waterfront community is one of the fastest developing areas of Knoxville, stemming in part from the adoption of a form-based zoning code to implement the South Waterfront Vision Plan. However, the plan did not advance a vision for increasing residential intensity along Gertrude Avenue where the subject property is located.
2. The residential development along Gertrude Avenue has remained predominantly single-family among wooded hillsides. There are no changing conditions in this context to support the requested rezoning from the RN-2 (Single-Family Residential Neighborhood) to the RN-4 (General Residential Neighborhood) district.

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

1. The RN-4 district is intended to accommodate mixed medium density residential development. Single-family, two-family, townhouses and low-rise multifamily dwellings are permitted. The RN-4 District is intended to be applied to neighborhoods that are characterized by such mixed residential development, or that have been identified as areas where such development would be suitable in the future.
2. While the RN-4 district would be a minor extension from the west, the development on that adjacent RN-4 lot is a single-family detached dwelling similar in character to the rest of the homes to the east. The Velas Condominiums is a small multifamily development at the corner of Gertrude Avenue and Davenport Road, a minor collector street. This development is at the edge of the neighborhood whereas the subject property is integrated within an established single-family context. The subject lot is not aligned with the intent of the RN-4 district to accommodate medium density residential development.

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 minimum lot size in the dimensional standards of the RN-4 district would permit consideration of up to seven multifamily units on the subject property. Gertrude Avenue is a narrow residential street that has an offset intersection with Dixie Road to the east, which is not designed for increasing residential intensity. Development under the RN-4 district, and a continued trend of upzoning in this area could create a traffic burden on surrounding narrow, disjointed street infrastructure.

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 rezoning is inconsistent with the LDR (Low Density Residential) land use classification in the South City Sector Plan, which staff do not recommend amending to MDR (Medium Density Residential).
2. The RN-4 district at this location is also inconsistent with the General Plan's Development Policy 8.1, which states that infill residential development should be compatible with neighboring residences in scale, design, and site layout. RN-4 zoning would permit a scale and intensity of residential development that would be out of character with adjacent properties.

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:

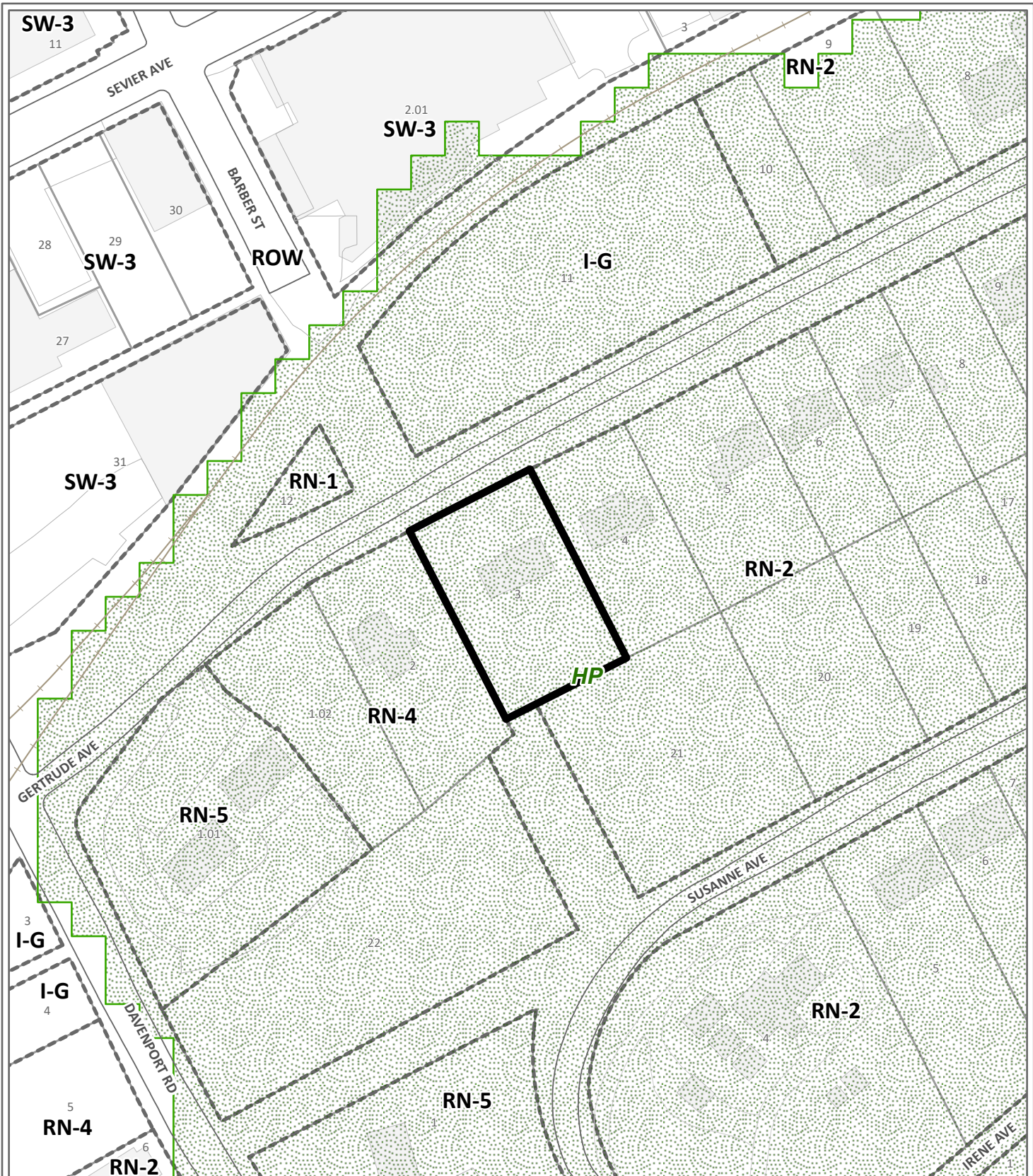
1. City Engineering has indicated that Gertrude Avenue would need to be expanded to a 20-ft width in order to accommodate a more intensive residential rezoning at this location.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: South Knoxville Elementary, South Doyle Middle, and South Doyle High.

If approved, this item will be forwarded to Knoxville City Council for action on 6/10/2025 and 6/24/2025. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



## REZONING

5-C-25-RZ

Petitioner: Belvan Properties LLC



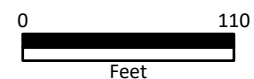
**From:** RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)  
**To:** RN-4 (General Residential Neighborhood, HP (Hillside Protection)

Original Print Date: 3/28/2025

Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Map No: 95

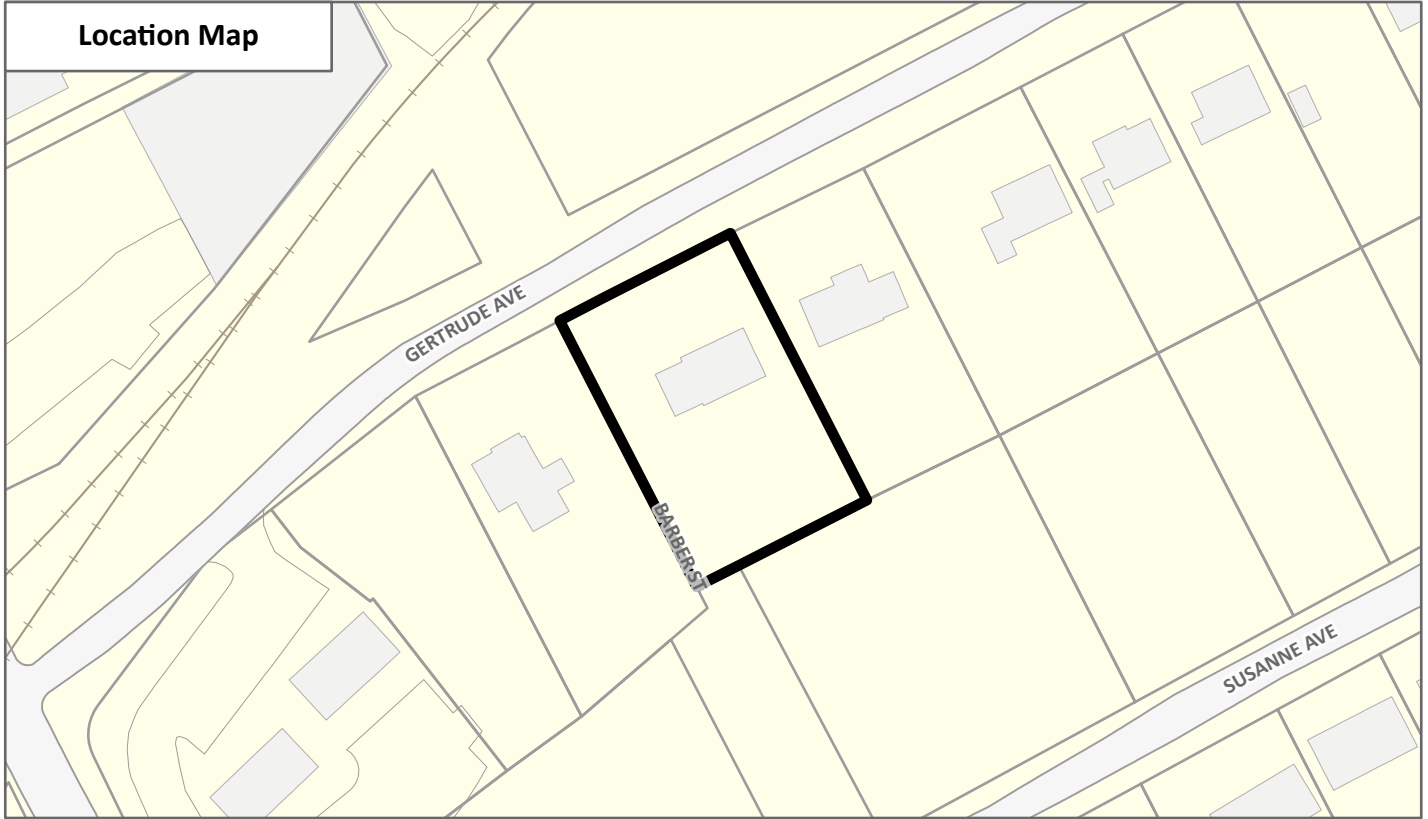
Jurisdiction: City





## Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

5-A-25-SP / 5-C-25-RZ

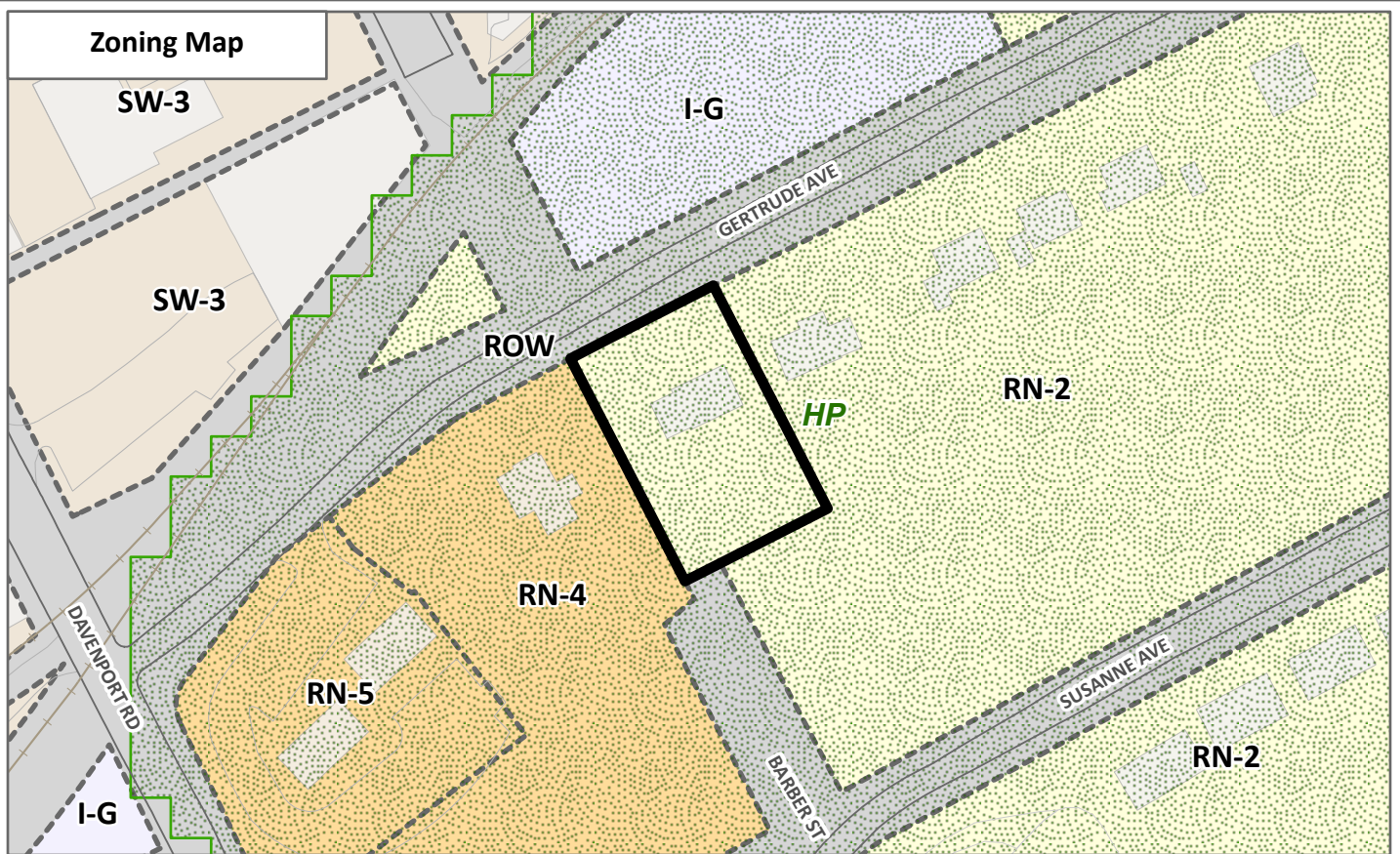


Case boundary

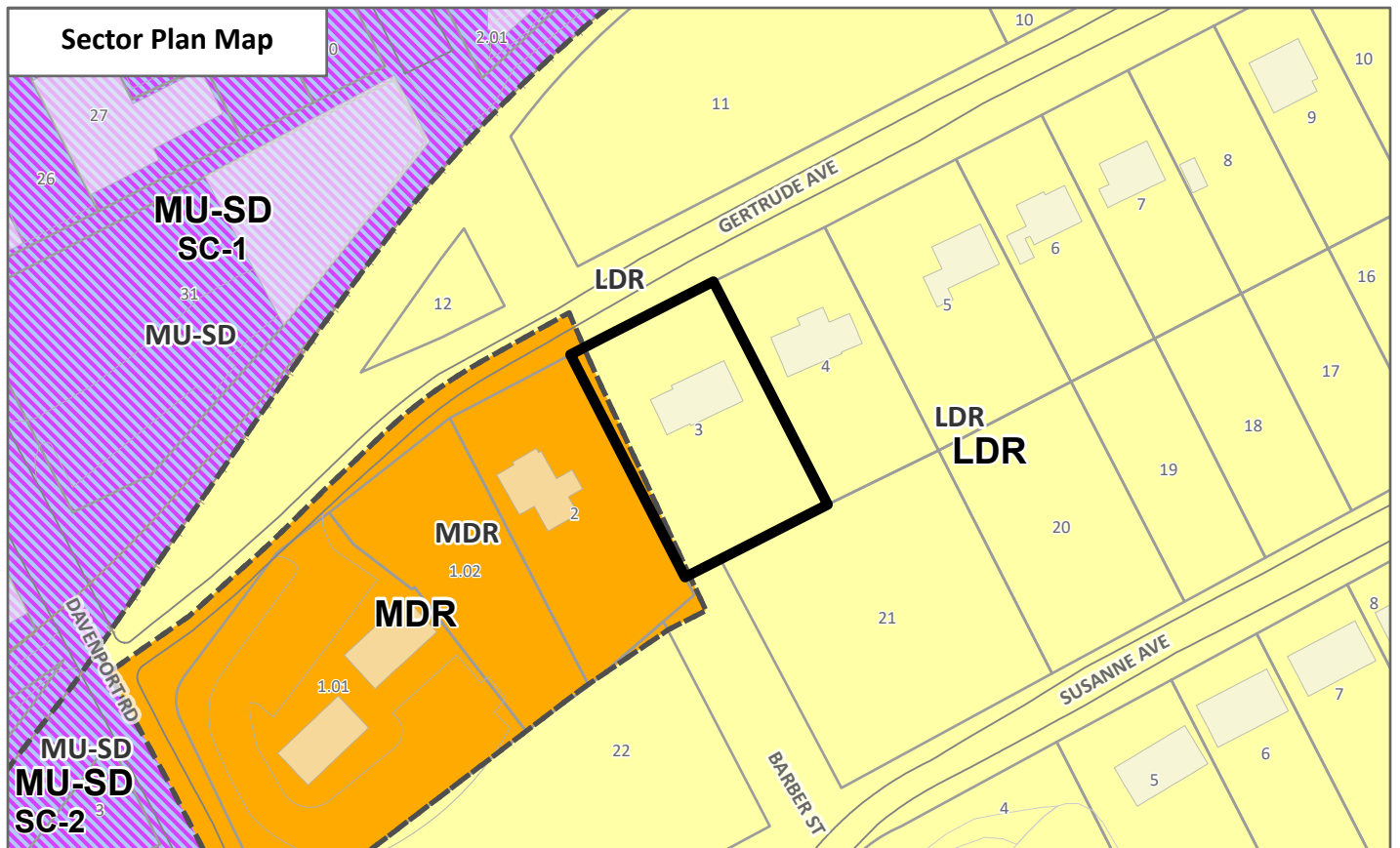
0 110  
Feet



**Zoning Map**



**Sector Plan Map**

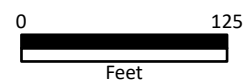


**CONTEXTUAL MAPS 2**

**5-A-25-SP / 5-C-25-RZ**

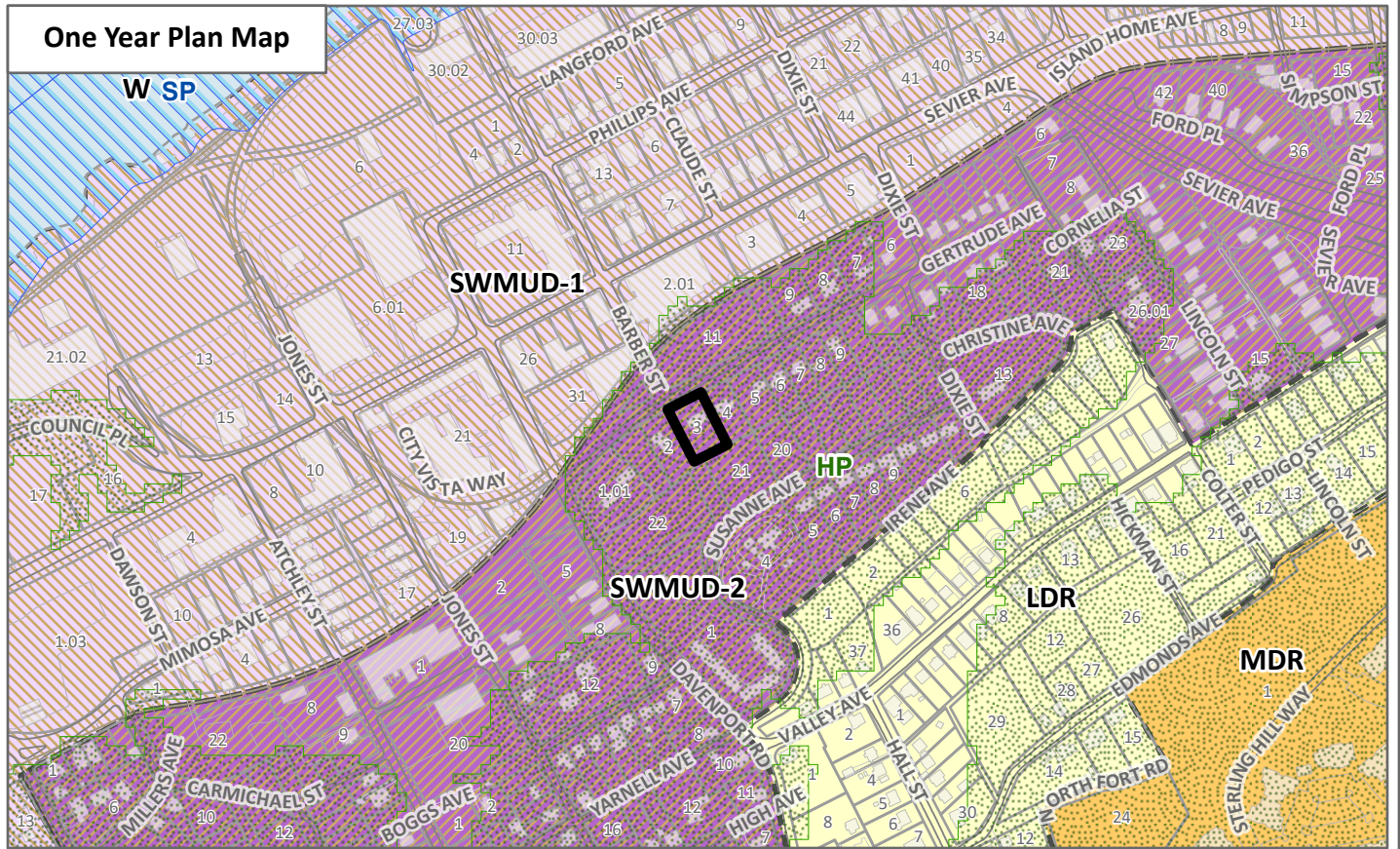


Case boundary

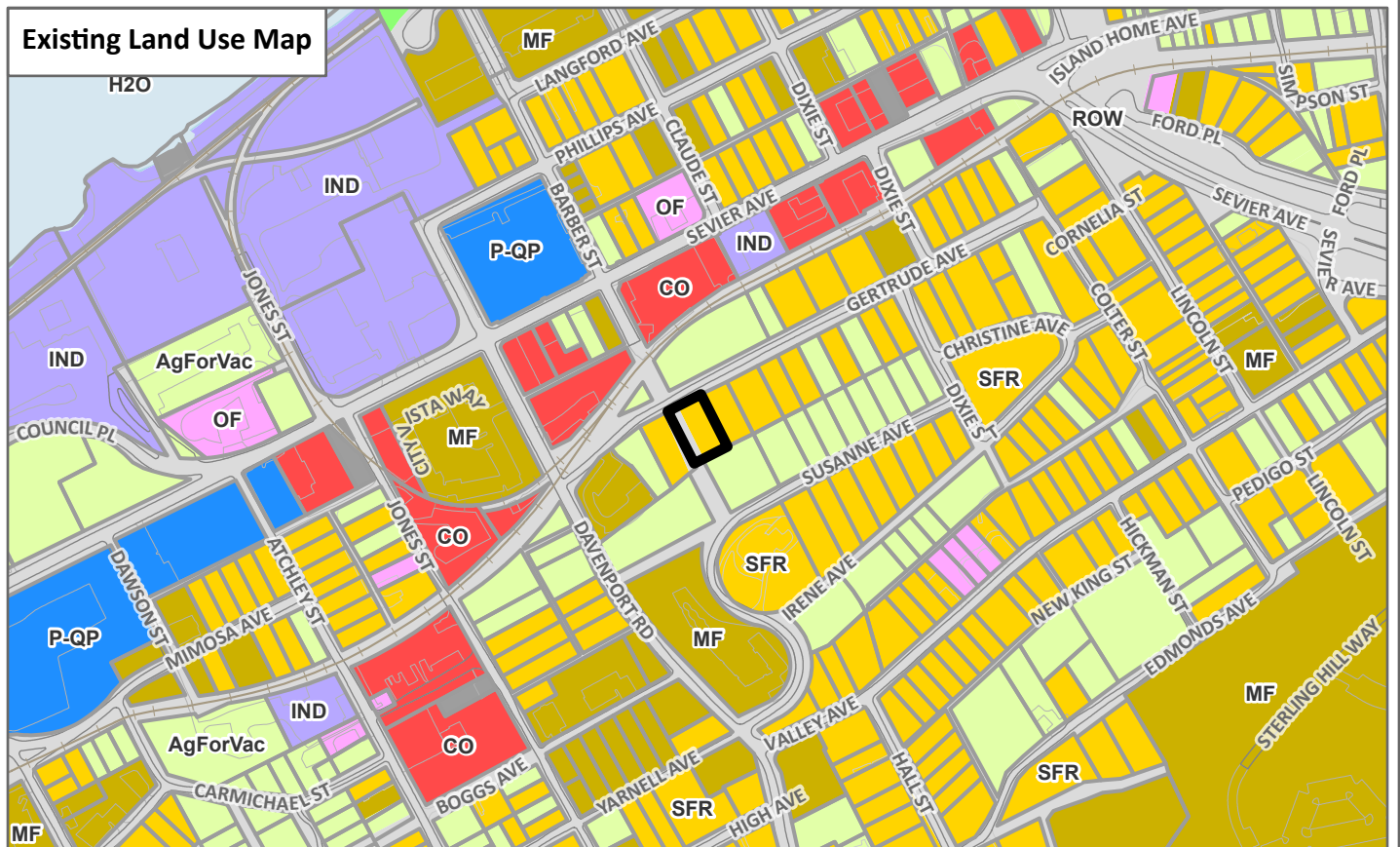




# One Year Plan Map



# Existing Land Use Map

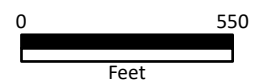


## CONTEXTUAL MAPS 3

5-A-25-SP / 5-C-25-RZ

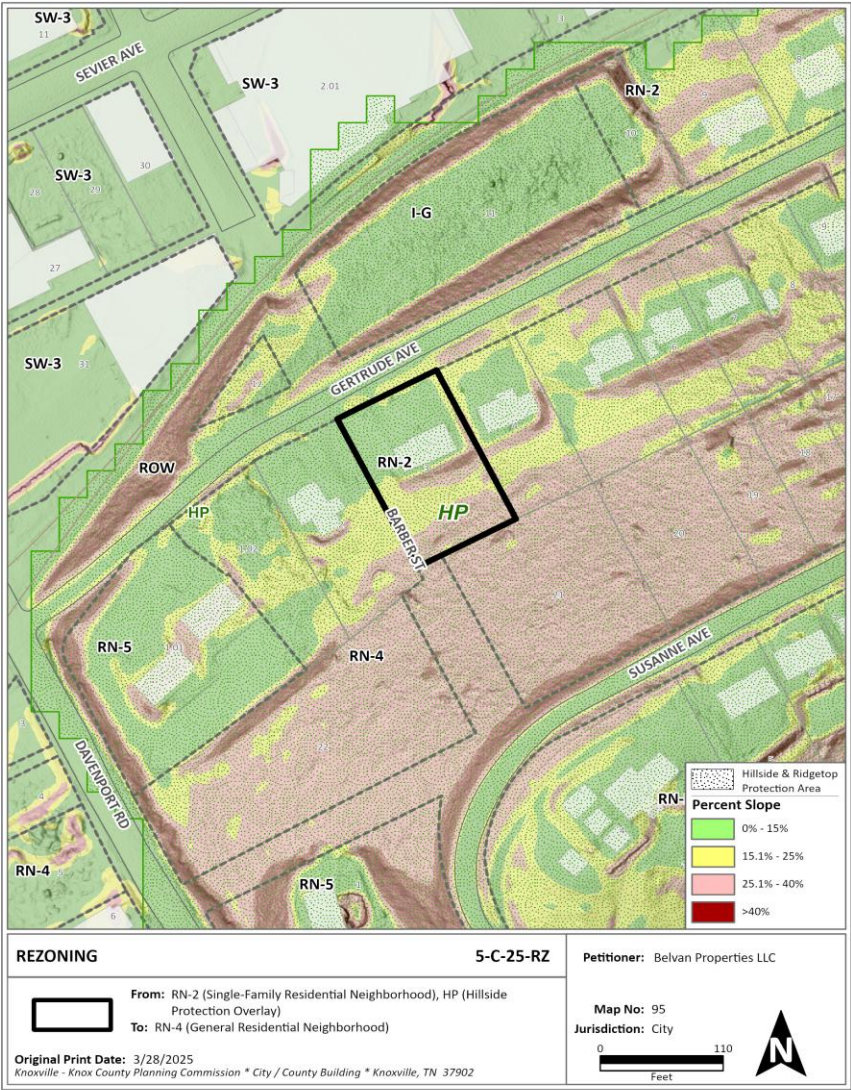


Case boundary





CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	15,559.0	0.36			
Non-Hillside	0.0	0.00	N/A		
0-15% Slope	6,487.7	0.15	100%	6,487.7	0.15
15-25% Slope	4,023.5	0.09	50%	2,011.7	0.05
25-40% Slope	4,592.3	0.11	20%	918.5	0.02
Greater than 40% Slope	455.5	0.01	10%	45.6	0.00
Ridgetops					
Hillside Protection (HP) Area	15,559.0	0.36	Recommended disturbance budget within HP Area	9,463.4	0.22
			Percent of HP Area	60.8%	





May 8, 2025

Planning Commission meeting

# Public Comments

## 3 Comments for 5-C-25-RZ and 5-A-25-SP

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**Patricia** (37920), May 5, 2025 at 12:59 AM

This request for rezoning should be denied. The neighborhood worked for years to protect the character of the single family homes and neighborhood. The high density development at Phillips and Dixie that occurred not in accordance with the Vision Plan or the FBC SW-1 which was to be strictly low density and blend with the character of the original neighborhood is proof that these developments do not work. Parking at the Henson development at Phillips and Dixie is an issue I have witnessed. Claude and Dixie is hazardous. Cars end up parking at the corners blocking views which is illegal. Trouble with too many cars per unit, parking in front of other peoples homes. Areas around Sevier are now overbuilt. Keep single family, LDR. Barber St. needs to remain a dead end. Not to mention the runoff flooding that occurs with overbuilding. Fire trucks cant get around on busy nights. They only drive around on quiet nights. Garbage trucks would have issues too.

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**Jenny** (37920), May 5, 2025 at 5:26 PM

Please see attached comments. Thank you.

[View Attachment](#)

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**Andrew** (37920), May 7, 2025 at 9:47 AM

Together with Susanne [name redacted], I am the property owner and resident at [address redacted] and owner of a rental property at [address redacted], the next road south from Gertrude Avenue. In support of the Staff recommendation to deny the proposed change in zoning at 700 Gertrude Avenue, I would like to reiterate the following points made by Staff:

1. Gertrude Avenue, where the subject property is addressed, is a sub-standard, unstriped residential street that is not designed for the increase in traffic associated with medium density residential development.
2. Neither the South City Sector Plan nor the One Year Plan designate this property as Medium Density Residential.
3. There has not been a change in policy that supports a plan amendment to the MDR land use classification for this property.
4. The broader South Waterfront community has been developing rapidly in the flatter areas closer to the Tennessee River. However, the residential area where the subject property is located has remained virtually unchanged for decades. This is due in part to the steep topography there, as many of the lots are within the HP (Hillside Protection) area and contain steep slopes in the 25%-40% and over 40% ranges. Other than a few small apartment and condo developments from the 1970s and '80s, the surrounding context is long-established single-family homes on larger lots, which aligns with existing street infrastructure and steep wooded slopes.

## May 8, 2025

1:30 P.M. | Main Assembly Room  
City County Building

The Planning Commission met in regular session on May 8, 2025, at 1:30 p.m. in the Small Assembly Room of the City County Building.

Item No.

File No.

### 1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

Commissioner	Present	Absent	Arrive late/left early
John Huber, Vice-Chair	✓		
Louis Browning	✓		
Rich Levenson	✓		
Tamara Boyer	✓		
Nancy Barger		✓	
Katie Overton	✓		
Marité Pérez	✓		
Matt Anderson	✓		
Logan Higgins	✓		Left at 5:50 p.m.
Miles Biggs	✓		
Kara Daley	✓		
Nick Gill	✓		Left at 3:15 p.m.
Amy Midis	✓		
Karyn Adams	✓		
Tim Hill, Chair	✓		

### 14. BELVAN PROPERTIES LLC

700 Gertrude Avenue / Parcel ID 095OL003, Council District 1.

Speaking:

Steven Nabb, 3212 Rolling Hills Ln., Knoxville, TN 37931

#### A. SOUTH CITY SECTOR PLAN AMENDMENT

From LDR (Low Density Residential), HP (Hillside Protection) to MDR (Medium Density Residential), HP (Hillside Protection).

**5-A-25-SP**

**Item No.****File No.****1. STAFF RECOMMENDATION**

Deny the MDR (Medium Density Residential) land use classification because it is incompatible with the development pattern and infrastructure. The HP (Hillside Protection) area would be retained.

**2. MOTION (HUBER) AND SECOND (HIGGINS) WERE MADE TO APPROVE MDR (MEDIUM DENSITY RESIDENTIAL) BECAUSE IT IS COMPATIBLE WITH THE DEVELOPMENT PATTERN AND INFRASTRUCTURE. THE HP (HILLSIDE PROTECTION) AREA WOULD BE RETAINED.**

**MOTION CARRIED 12-2 (NO: MIDIS AND ADAMS).  
APPROVED**

**B. REZONING****5-C-25-RZ**

From RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) to RN-4 (General Residential Neighborhood), HP (Hillside Protection Overlay).

**1. STAFF RECOMMENDATION**

Deny the RN-4 (General Residential Neighborhood) district because it is incompatible with the residential development pattern. The HP (Hillside Protection Overlay) would be retained.

**2. MOTION (HUBER) AND SECOND (HIGGINS) WERE MADE TO APPROVE RN-3 (GENERAL RESIDENTIAL NEIGHBORHOOD) DISTRICT BECAUSE IT IS COMPATIBLE WITH THE RESIDENTIAL DEVELOPMENT PATTERN. THE HP (HILLSIDE PROTECTION OVERLAY) WOULD BE RETAINED.**

**MOTION CARRIED 12-2 (NO: MIDIS AND ADAMS).  
APPROVED**



1) Download and fill out this form at your convenience.  
2) Sign the application digitally (or print, sign, and scan).

(3) Either print the completed form and bring it to the  
Knoxville-Knox County Planning offices  
OR email it to [applications@knoxplanning.org](mailto:applications@knoxplanning.org)

Reset Form



# Development Request

**Subdivision** ☐ Concept Plan ☐ Final Plat  
**Zoning** ☒ Rezoning ☒ Plan Amendment (SP)  
**Development** ☐ Development Plan ☐ Planned Development ☐ Use on Review / Special Use ☐ Hillside Protection COA

Belvan Properties LLC

Applicant Name

Affiliation

3/13/2025

MAY 8, 2025

Date Filed

Meeting Date (if applicable)

File Number(s)

5-C-25-RZ/  
5-A-25-SP

## Correspondence

All correspondence will be directed to the approved contact listed below.

☐ Applicant ☐ Property Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

Steven Naab

Belvan Properties LLC

Name

Company

3212 Rolling Hills Lane

Knoxville

TN

37931

Address

City

State

ZIP

865-696-2311

Phone

Email

## Current Property Info

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

700 Gertrude Ave

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

## Development Request

☐ Residential ☐ Non-Residential

RELATED CITY PERMIT NUMBER

Proposed Use

Specify if a traffic impact study is required: ☐ Yes (required to be submitted with application) ☐ No

## Subdivision Request

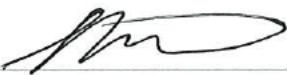
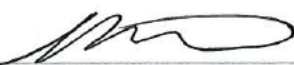
		RELATED REZONING FILE NUMBER
Proposed Subdivision Name		
Unit / Phase Number	<input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel	Proposed Number of Lots (total)
<input type="checkbox"/> Other (specify) _____		
Specify if requesting: <input type="checkbox"/> Variance <input type="checkbox"/> Alternative design standard		
Specify if a traffic impact study is required: <input type="checkbox"/> Yes (required to be submitted with application) <input type="checkbox"/> No		

## Zoning Request

		PENDING PLAT FILE NUMBER
<input checked="" type="checkbox"/> Zoning Change	<u>R-4</u>	
	Proposed Zoning	Proposed Density (units/acre, for PR zone only)
<input checked="" type="checkbox"/> Sector Plan	<input type="checkbox"/> One Year Plan <input type="checkbox"/> Comprehensive Plan	
<input type="checkbox"/> Plan Amendment Change	<u>MDR</u>	
	Proposed Plan Designation(s)	
<input type="checkbox"/> If, in Knox county, submit plan amendment request with application		Previous Rezoning Requests
<input type="checkbox"/> Other (specify) _____		

## Authorization

☐ I declare under penalty of perjury the foregoing is true and correct: **1)** He/she/it is the owner of the property AND **2)** The application and all associated materials are being submitted with his/her/its consent

	Steven Naub	3/13/25
Applicant Signature	Please Print	Date
865-696-2311	[REDACTED]	
Phone Number	Email	
	Steven Naub (Member)	
Property Owner Signature	Please Print	Date Paid

## Staff Use Only

ADDITIONAL REQUIREMENTS ☐ Property Owners / Option Holders

FEE 1	FEE 2	FEE 3	TOTAL

# Public Notice and Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). We require applicants to acknowledge their role in this process.

## Sign Posting and Removal

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission.

**Planning staff will post the required sign.** If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

### Location and Visibility

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

### Timing

The sign(s) must be posted not less than 12 days prior to the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

### Acknowledgement

**By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.**

04/25/2025

05/09/2025

Date to be Posted

Date to be Removed

**Have you engaged the surrounding property owners to discuss your request?**

☒ Yes ☐ No

☐ No, but I plan to prior to the Planning Commission meeting



Applicant Signature

Steven Nau 6

Applicant Name

3/13/25

Date



## THANK YOU for your submission!

Your notice has been submitted for publication. Below is a confirmation of your order. You will also receive an email confirmation.

### ORDER DETAILS

**Order Number:**

LOKR0296231

**Order Status:**

Submitted

**Classification:**

Public Notices

**Package:**

General Package

**Total payment:**

190.20

**Payment Type:**

Account Billed

**User ID:**

L0013876

**External User ID:**

676064

### ACCOUNT INFORMATION

Knoxville-Knox County Planning  
400 W Main ST # 403 DALLAS DEARMOND  
Knoxville, TN 37902-2427  
865-215-3810  
dallas.dearmond@knoxplanning.org  
Knoxville-Knox County Planning  
Contract ID: GOVT

### TRANSACTION REPORT

**Date**

May 12, 2025 9:48:20 AM EDT

**Amount:**

190.20

### ADDITIONAL OPTIONS

1 Affidavit

### SCHEDULE FOR AD NUMBER LOKR02962310

May 16, 2025  
Knoxville News Sentinel

### PREVIEW FOR AD NUMBER LOKR02962310

#### PUBLIC NOTICE

The following items will be considered by the Knoxville City Council on June 10, 2025, at 6:00 p.m. in the Main Assembly Room, City County Bldg., 400 Main St., Knoxville, TN. For information related to these items, visit [KnoxPlanning.org/agenda](http://KnoxPlanning.org/agenda). If you need assistance or accommodation for a disability, please contact the City ADA coordinator at (865) 215-2104.

#### REZONINGS/PLAN AMENDMENTS

**4-C-25-SP/4-B-25-PA/4-K-25-RZ – ALEX BOTEZAT- 4423**  
Ball Camp Pike. Proposed Sector Plan and One Year Plan Amendments, proposed rezoning. Planning Commission Recommendation: Approve plan amendments to MDR (Medium Density Residential) and rezoning to RN-3 (General Residential Neighborhood).  
**4-D-25-SP/4-D-25-PA/4-R-25-RZ – AMY SHERRILL- 4301,**  
4311 Kingston Pike. Proposed Sector Plan and One Year Plan amendments, proposed rezoning. Planning Commission Recommendation: Approve plan amendments to MDR (Medium Density Residential) and HP (Hillside Protection) and rezoning to RN-3 (General Residential Neighborhood) and HP (Hillside Protection Overlay).  
**5-A-25-SP AND 5-C-25-RZ - BELVAN PROPERTIES LLC-**  
700 GERTRUDE AVE. Proposed Sector Plan amendment, proposed rezoning. Planning Commission Recommendation: Approve plan amendment to MDR (Medium Density Residential) and HP (Hillside Protection) and rezoning to RN-3 (General Residential Neighborhood) and HP (Hillside Protection Overlay).  
**5-O-25-RZ - SAVANNAH REYES-DIXON- 1203 MURRAY**  
DR. Proposed rezoning. Planning Commission Recommendation: Approve RN-5 (General Residential Neighborhood).  
**5-S-25-RZ - BHAJAN SINGH- 1501 N CHERRY ST.** Proposed rezoning. Planning Commission Recommendation: Approve C-H-1 (Highway Commercial).

#### ORDINANCE AMENDMENTS

**5-A-25-OA - KNOXVILLE-KNOX COUNTY PLANNING-**  
Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 9.3.J to include the conversion of a single-family dwelling to a two-family dwelling in the Principal Use Standards for a two-family dwelling. Planning Commission Recommendation: Approve amendments as requested.  
May 16 2025  
LOKR0296231

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