

REZONING REPORT

▶ **FILE #:** 1-J-25-RZ

AGENDA ITEM #: 10

AGENDA DATE: 1/9/2025

▶ **APPLICANT:** KINGSTON COURT, LLC
 OWNER(S): Matthew Thompson, Kingston Court, LLC

TAX ID NUMBER: 108 H B 021 [View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 0 KINGSTON CT

▶ **LOCATION:** Northwest corner of the intersection of Kingston Pike and Kingston Ct

▶ **APPX. SIZE OF TRACT:** 19120 square feet

SECTOR PLAN: Central City

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

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.

UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Third Creek

▶ **PRESENT ZONING:** RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

▶ **ZONING REQUESTED:** RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

▶ **EXTENSION OF ZONE:** No, this is not an extension.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING:

North: Single family residential - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

South: Multifamily residential - RN-3 (General Residential Neighborhood), (C) (Former Planned District), HP (Hillside Protection Overlay)

East: Single family residential - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

West: Single family residential - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

NEIGHBORHOOD CONTEXT: This section of Kingston Pike has a mix of single family houses, multifamily developments, and public-quasi public uses (church properties).

STAFF RECOMMENDATION:

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

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.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

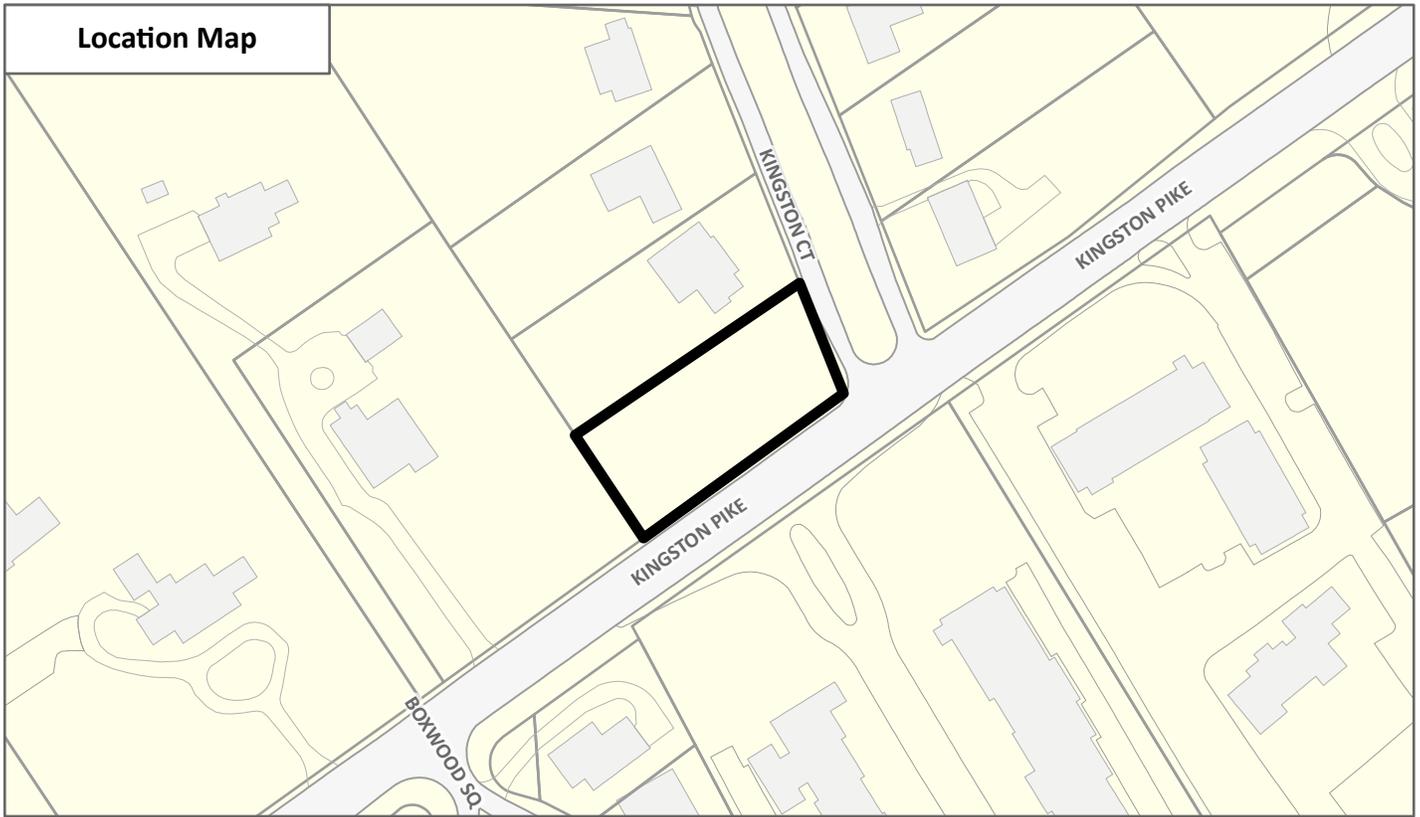
Schools affected by this proposal: Sequoyah Elementary, Bearden Middle, and West High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

If approved, this item will be forwarded to Knoxville City Council for action on 2/4/2025 and 2/18/2025. 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.

Exhibit A. Contextual Images

Location Map



Aerial Map

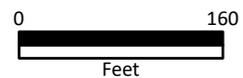


CONTEXTUAL MAPS 1

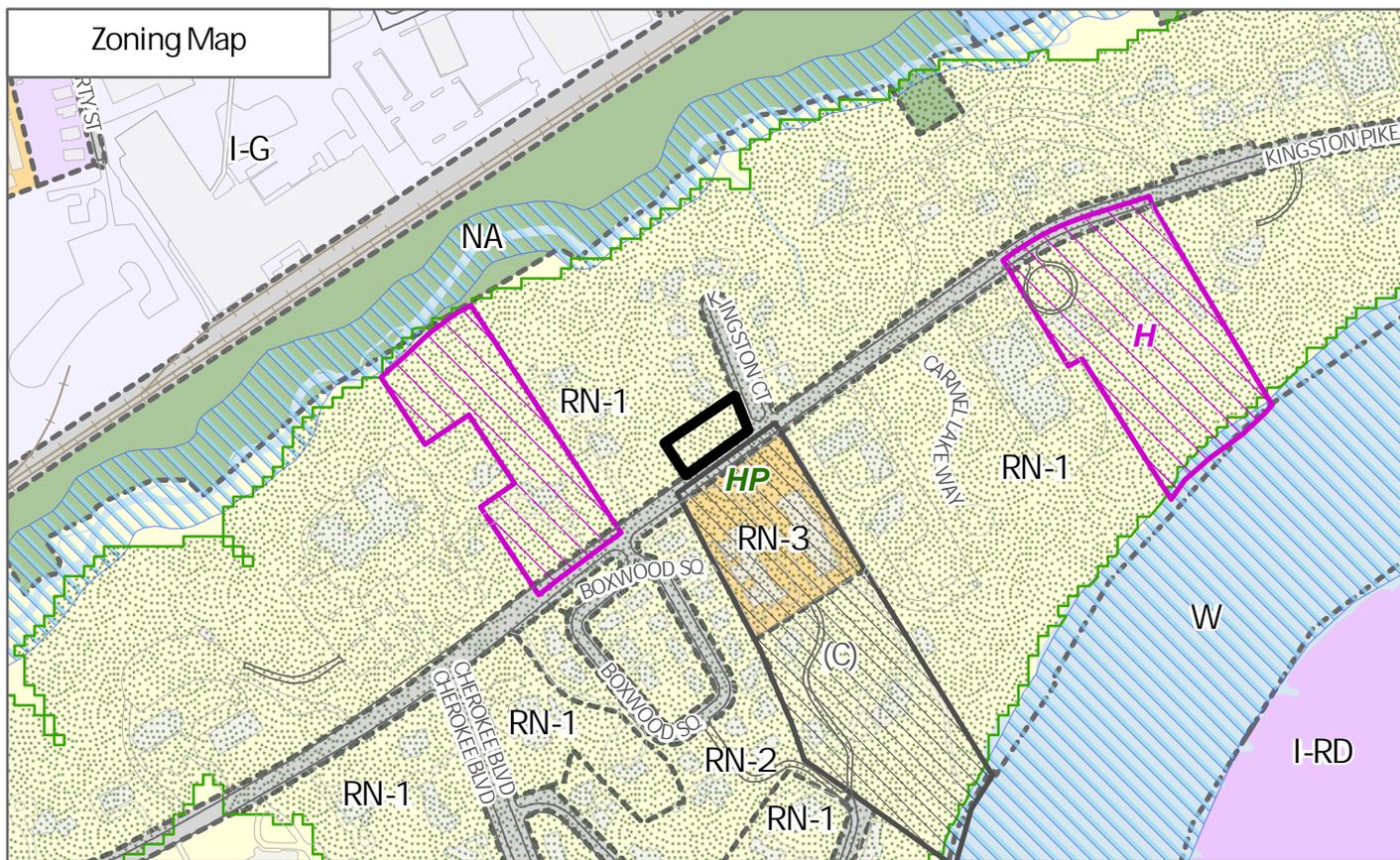
1-J-25-RZ



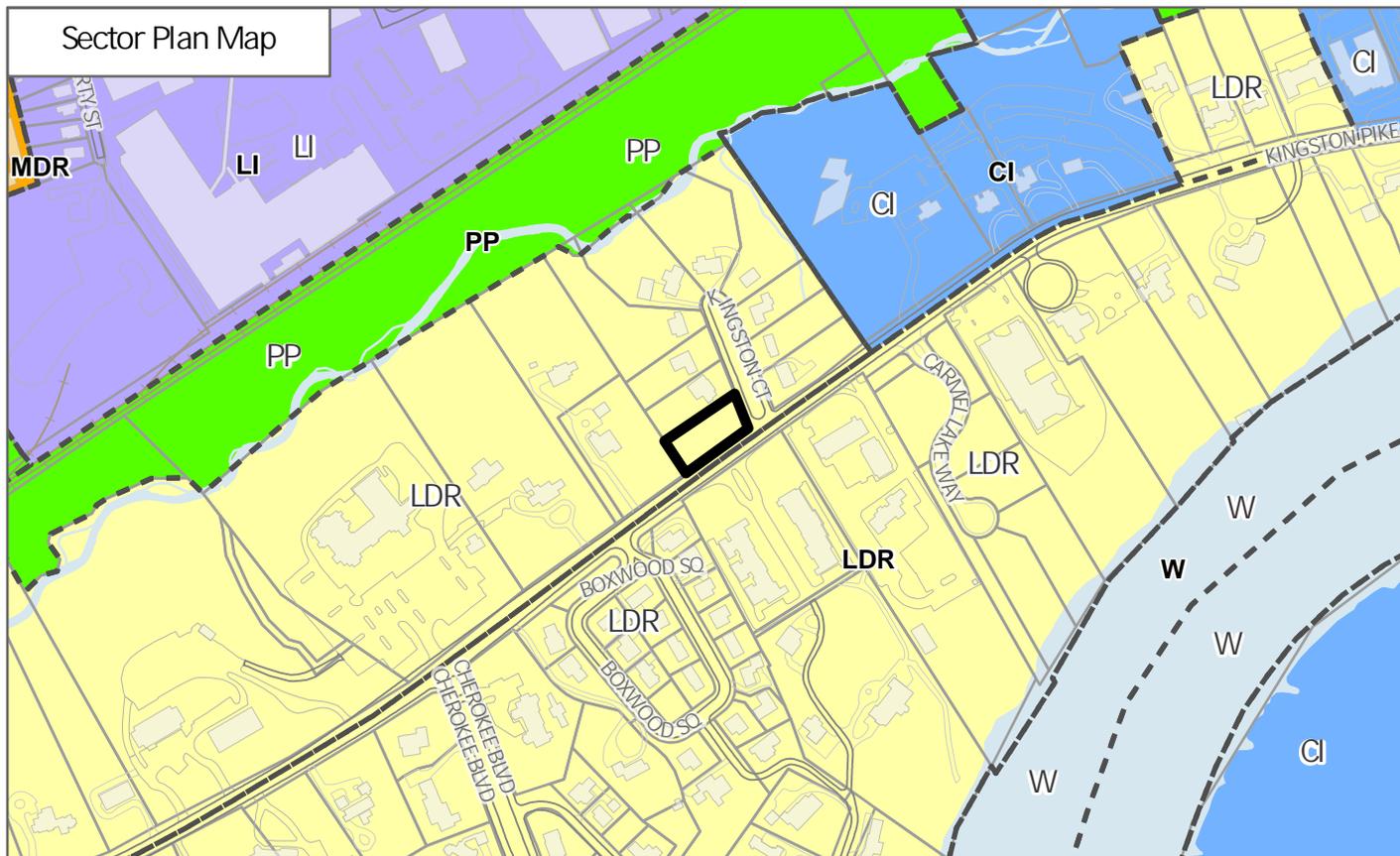
Case boundary



Zoning Map



Sector Plan Map



CONTEXTUAL MAPS 2

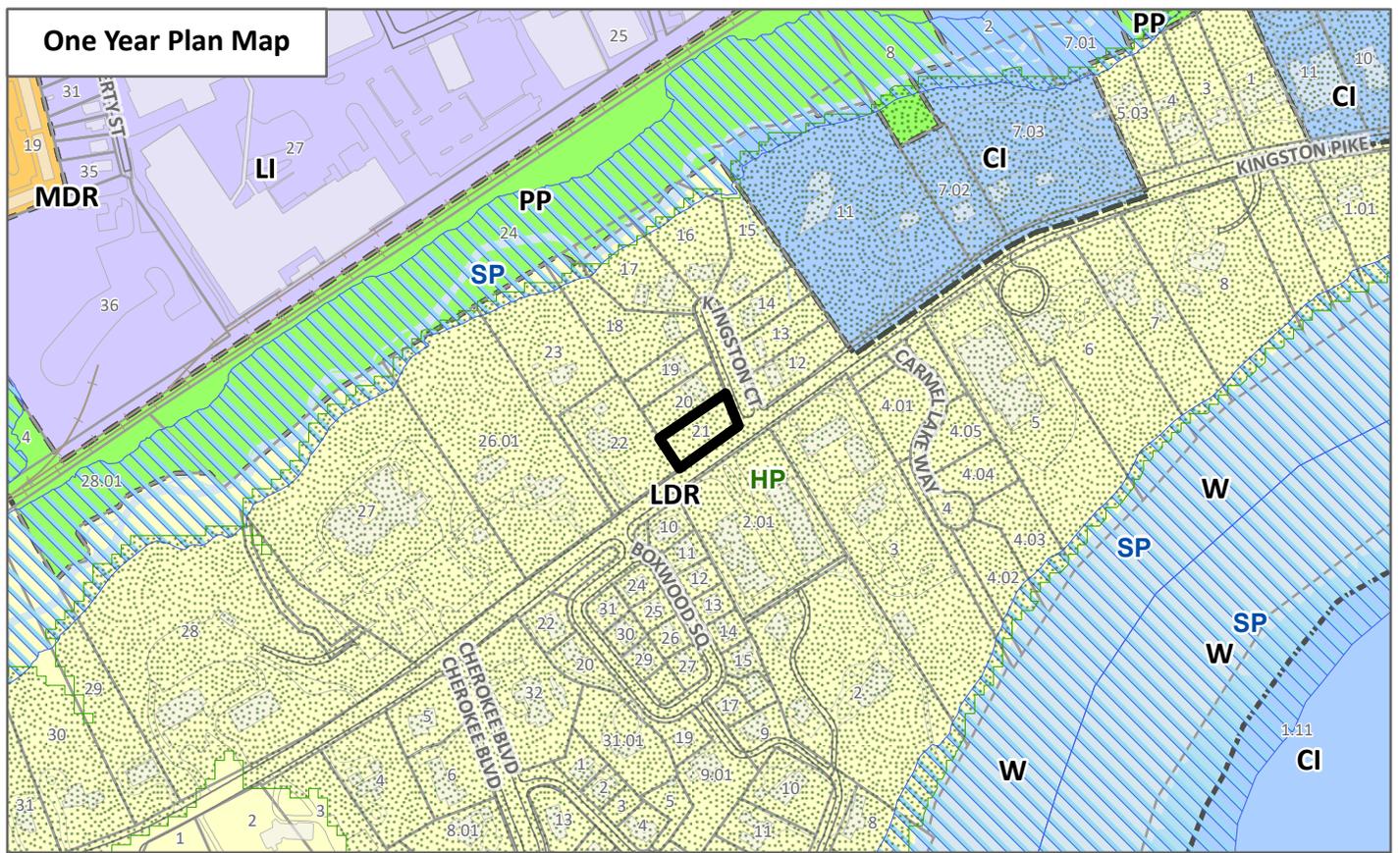
1-J-25-RZ



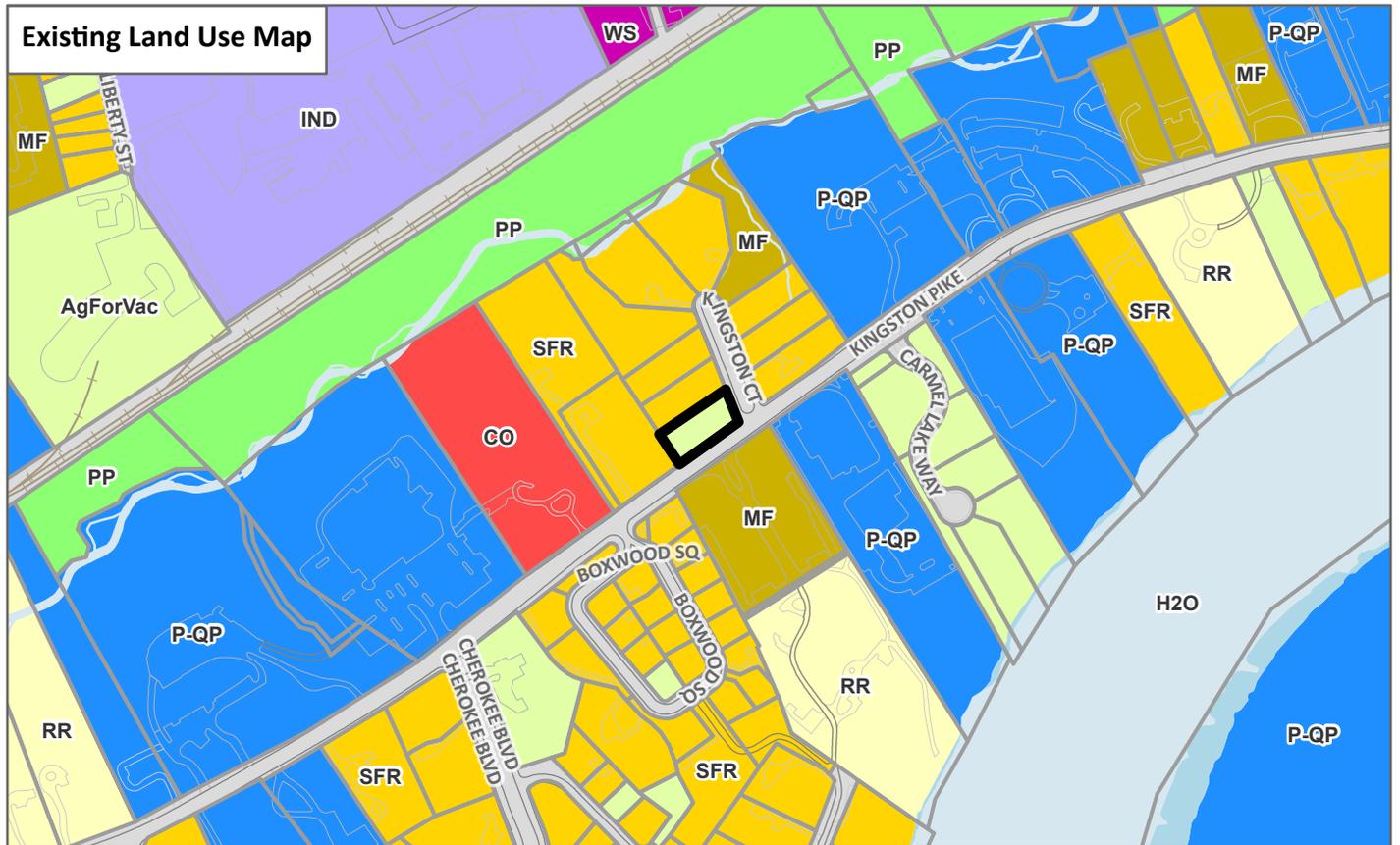
Case boundary



One Year Plan Map



Existing Land Use Map

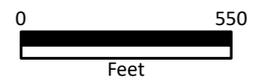


CONTEXTUAL MAPS 3

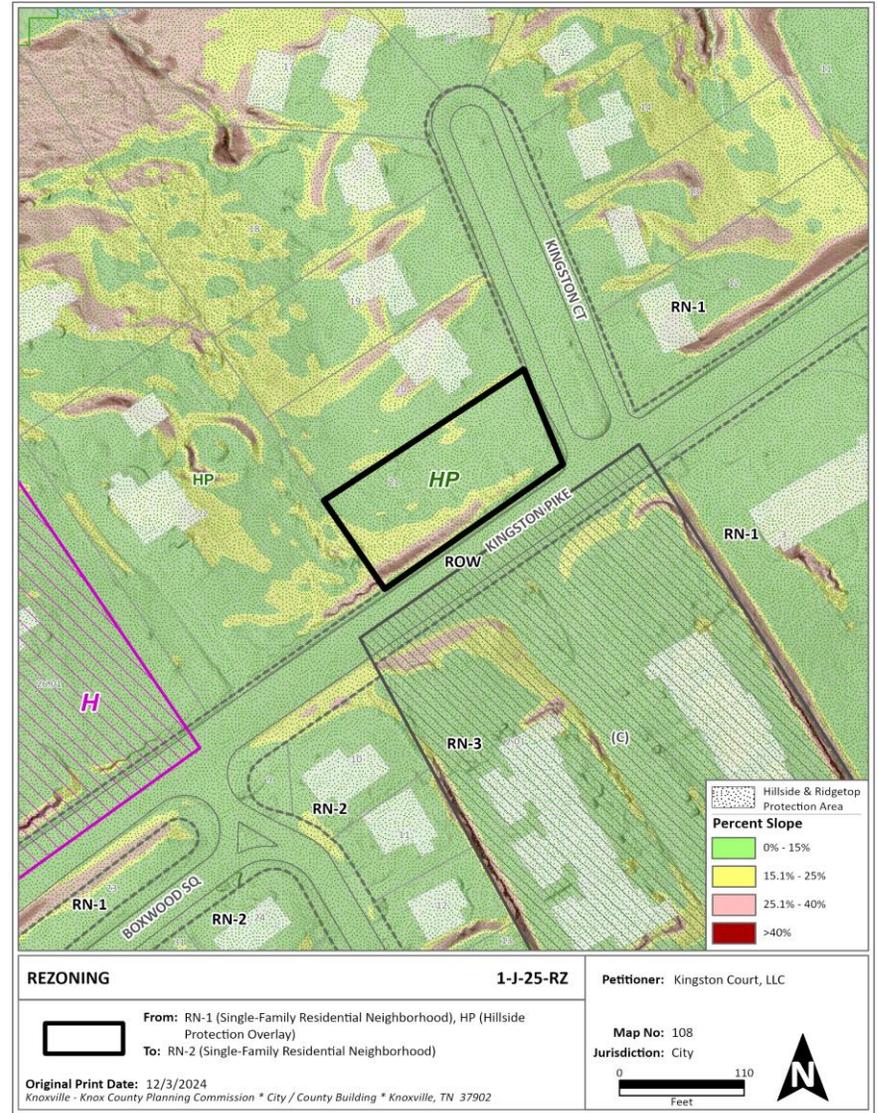
1-J-25-RZ



Case boundary



CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	19,119.9	0.44			
Non-Hillside	0.0	0.00	N/A		
0-15% Slope	13,748.8	0.32	100%	13,748.8	0.32
15-25% Slope	3,943.3	0.09	50%	1,971.6	0.05
25-40% Slope	896.3	0.02	20%	179.3	0.00
Greater than 40% Slope	531.5	0.01	10%	53.1	0.00
Ridgetops					
Hillside Protection (HP) Area	19,119.9	0.44	Recommended disturbance budget within HP Area	15,952.9	0.37
			Percent of HP Area	83.4%	



January 9, 2025
Planning Commission meeting

Public Comments

3 Comments for 1-J-25-RZ

Tyler (37919), January 8, 2025 at 1:26 PM

The lot size is much too small to accommodate two dwellings and a drive way. This also poses the risk of having significant economic negative impacts to neighboring dwellings. As well, any easement on the 319 Kingston court would prevent me from being able to use my driveway

Parker (37919), January 8, 2025 at 1:38 PM

I would be strongly opposed to two homes on this lot

Jeff (37919), January 8, 2025 at 2:38 PM

My family and I oppose this rezoning request. We do so on the basis that it is not "necessary" due to changed or changing conditions (i.e., the first condition that must be met). The new subdivision referenced in the proposal as evidence of changing conditions may only be 500 feet northeast, but it is across Kingston Pike and consists of a much larger lot with access directly onto Kingston Pike. Kingston Court is on the other side of the Pike, and there are no changing conditions in the immediate neighborhood of Kingston Court that warrant a zoning change that could increase the number of houses on Kingston Court by 33%.

The Planning Commission met in regular session on January 9, 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	✓		
Miles Biggs	✓		
Kara Daley	✓		
Nick Gill	✓		
Amy Midis		✓	
Karyn Adams	✓		
Tim Hill, Chair	✓		

10. KINGSTON COURT, LLC

1-J-25-RZ

0 Kingston Court / Parcel ID 108HB021, Council District 2. Rezoning from RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) to RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay).

Speaking today:

Tyler Thomas, 319 Kingston Court, Knoxville, TN 37919

Matthew Thompson, 6164 Kristins Gate Way, Powell, TN 37849

1. STAFF RECOMMENDATION

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

Item No.

File No.

surrounding development. The HP (Hillside Protection Overlay) would be retained.

2. **MOTION (BROWNING) AND SECOND (BARGER) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Rezoning
- Plan Amendment
- Sector Plan
- City OYP / County Comp Plan

Kingston Court, LLC

Applicant Name

Affiliation

11/25/2024

Date Filed

1/9/2025

Meeting Date (if applicable)

1-J-25-RZ

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Owner
- Option Holder
- Surveyor
- Engineer
- Architect

Kingston Court, LLC Matthew Thompson

Name / Company

6164 Kristins Gate Way Powell TN Powell

Address

865-556-7189 / mthompson360@yahoo.com

Phone / Email

CURRENT PROPERTY INFO

Kingston Court, LLC Matthew Thompson

Owner Name (if different)

6164 Kristins Gate Way Powell TN Powell

Owner Address

865-556-7189 / mthompson360

Owner Phone / Email

0 KINGSTON CT

Property Address

108 H B 021

Parcel ID

19120 square feet

Tract Size

Part of Parcel (Y/N)?

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

No

Septic (Y/N)

COMMUNITY ENGAGEMENT

*Sign and return the **Public Notice and Community Engagement** form with this application.*

*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.***

DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) _____	

SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change	RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) Proposed Zoning	Pending Plat File Number
<input type="checkbox"/> Plan Amendment	Proposed Plan Designation(s)	

Proposed Density (units/acre) Previous Rezoning Requests

Additional Information _____

STAFF USE ONLY

PLAT TYPE

- Staff Review Planning Commission

ATTACHMENTS

- Property Owners / Option Holders Variance Request
 Amendment Request (Comprehensive Plan)

ADDITIONAL REQUIREMENTS

- Use on Review / Special Use (Concept Plan)
 Traffic Impact Study
 COA Checklist (Hillside Protection)

Fee 1	Total
\$650.00	
Fee 2	
Fee 3	

AUTHORIZATION

By signing below, 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. If there are additional owners or option holders, each additional individual must sign the Property Owners/Option Holders Form.

Applicant Signature	Kingston Court, LLC Please Print	11/25/2024 Date
---------------------	--	---------------------------

Property Owner Signature	Kingston Court, LLC Matthew Thompson Please Print	11/25/2024 Date
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Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP
 - PA
- Rezoning

Kingston Court, LLC

Property Owner

Applicant Name

Affiliation

11/25/24

1/9/2025

Date Filed

Meeting Date (if applicable)

File Number(s)

1-J-25-RZ

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

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

Matthew Thompson as manager

Kingston Court, LLC

Name

Company

6164 Kristins Gate Way

Powell

Tn

37849

Address

City

State

ZIP

865-556-7189

mthompson360@yahoo.com

Phone

Email

CURRENT PROPERTY INFO

Kingston Court, LLC

6164 Kristins Gate Way, Powell, TN, 37849 865-556-7189

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 Kingston Ct, Knoxville, Tn 37919

108HB021

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

COMMUNITY ENGAGEMENT

Sign and return the **Public Notice & Community Engagement** form with this application.

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.**

DEVELOPMENT REQUEST

- Development Plan
 Use on Review / Special Use
 Hillside Protection COA
 Residential
 Non-Residential

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Combine Parcels
 Divide Parcel
 Unit / Phase Number _____ Total Number of Lots Created _____

Other (specify) _____

Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

Zoning Change
 Proposed Zoning **RN2**

Plan Amendment Change
 Proposed Plan Designation(s) _____

Proposed Density (units/acre) _____ Previous Rezoning Requests _____

Other (specify) _____

Pending Plat File Number

STAFF USE ONLY

PLAT TYPE

- Staff Review
 Planning Commission

ATTACHMENTS

- Property Owners / Option Holders
 Variance Request
 Amendment Request (*Comprehensive Plan*)

ADDITIONAL REQUIREMENTS

- Use on Review / Special Use (*Concept Plan*)
 Traffic Impact Study
 COA Checklist (*Hillside Protection*)

Fee 1	Total
Fee 2	\$650.00
Fee 3	

AUTHORIZATION

By signing below, 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. If there are additional owners or options holders, each additional individual must sign the Property Owners/Option Holders Form.

Matthew Thompson

Applicant Signature

Matthew Thompson / Manager

Print Name / Affiliation

11/25/24

Date

865-556-7189

Phone Number

mthompson360@yahoo.com

Email

Pd. 11/25/2024, SG

Matthew Thompson

Property Owner Signature

Matthew Thompson as Manager

Please Print

11/25/24

Date Paid

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.

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).

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.

12/27/24

1/10/25

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

Matthew Thompson
Applicant Signature *as manager*

Kingston Court, LLC

Applicant Name

11/25/24

Date

1-J-25-RZ

FILE NUMBER

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: LOKR0221857
Order Status: Submitted
Classification: Public Notices
Package: General Package
Total payment: 157.72
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 January 13, 2025 9:18:16 AM EST
Amount: 157.72

ADDITIONAL OPTIONS
1 Affidavit

SCHEDULE FOR AD NUMBER LOKR02218570
January 15, 2025 Knoxville News Sentinel

PREVIEW FOR AD NUMBER LOKR02218570
The following items will be considered by the Knoxville City Council on February 4, 2025, at 6:00 p.m. in the Small Assembly Room, City County Bldg., 400 Main St., Knoxville, TN. For information related to these items, visit knoxplanning.org/agenda . If you need assistance or accommodation for a disability, please contact the City ADA coordinator at (865) 215-2104.
REZONINGS
<u>1-A-25-RZ - NORTH AMERICAN ISLAMIC TRUST INC.-</u> 1316 GRAND AVE. Proposed rezoning. Planning Commission Action: Approve C-G-2 (General Commercial)
<u>1-B-24-SP, 1-B-25-PA AND 1-B-25-RZ - ANTHONY BRYANT-6721, 6727 CAMPBELL LN.</u> Proposed Sector Plan and One Year Plan amendment, proposed rezoning. Planning Commission Action: Approve plan amendments to MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) and rezoning to C-G-1 (General Commercial)
<u>1-H-25-RZ - JIM HATFIELD- 1914 HURON ST.</u> Proposed rezoning. Planning Commission Action: Approve RN-4 (General Residential Neighborhood)
<u>1-J-25-RZ - KINGSTON COURT, LLC- 0 KINGSTON CT.</u> Property located northwest corner of the intersection of Kingston Pike and Kingston Court. Proposed rezoning. Planning Commission Action: Approve RN-2 (Single-Family Residential Neighborhood)
<u>1-K-25-RZ - FRANCO IRAKOZE - 0 WALLWOOD RD.</u> Property located west side of Wallwood Rd., south of Ridgefield Rd., north of Clinton Hwy. Proposed rezoning. Planning Commission Action: Approve RN-2 (Single-Family Residential Neighborhood)
STREET NAME CHANGE
<u>1-A-25-SNC - REBEKAH JANE JUSTICE/CITY OF KNOX-VILLE-</u> Street name change of Willow Avenue to Patton Street from Florida Street to McCalla Avenue. Planning Commission Action: Approve name change to Patton Street. January 15 2025 LOKR0221857

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