

- ad. An Ordinance to change the base zoning classification of property located at 1203 Murray Drive from RN-1 (Single-Family Residential Neighborhood) district to RN-5 (General Residential Neighborhood) district, leaving all special purpose and overlay districts unchanged, Savannah Reyes-Dixon, Applicant. (Planning Commission Approved 13-0) (File No. 5-O-25-RZ) (Council District 3)



CITY OF KNOXVILLE, TENNESSEE

City Council

AGENDA INFORMATION SHEET

AGENDA DATE: June 10, 2025

DEPARTMENT: Knoxville-Knox County Planning

DIRECTOR or DESIGNEE: Amy Brooks

AGENDA SUMMARY An Ordinance to change the base zoning classification of property located at 1203 Murray Drive from RN-1 (Single-Family Residential Neighborhood) district to RN-5 (General Residential Neighborhood) district, leaving all special purpose and overlay districts unchanged, Savannah Reyes-Dixon, Applicant. (Planning Commission Approved 13-0) (File No. 5-O-25-RZ) (Council District 3)

COUNCIL DISTRICT(S) AFFECTED 3rd

BACKGROUND The applicant requested to change the base zoning of property located at 1203 Murray Drive from RN-1 (Single-Family Residential Neighborhood) district to RN-5 (General Residential Neighborhood) district. The property has the special purpose/overlay district of HP (Hillside Protection Overlay). No changes to the special purpose/overlay district are included in the application, Planning staff recommendation, or the Planning Commission recommendation.

RECOMMENDATION

The Planning Commission recommended approval of changing the base zone to the RN-5 (General Residential Neighborhood) district because it aligns with the City of Knoxville's One Year Plan and Northwest City Sector Plan, by a vote of 13-0. The HP (Hillside Protection Overlay) would be retained.

ESTIMATED PROJECT SCHEDULE This item was considered and recommended for approval by the Planning Commission on May 8, 2025. Therefore, the one hundred and twenty day deadline for final Council action on this item is September 5, 2025 per the City Zoning Ordinance, Appendix B, Article 16.1 - Zoning Text and Map Amendment.

PRIOR ACTION/REVIEW

Planning Commission Meeting	5/8/2025	Published ad on 4/4/2025
Knoxville City Council	6/10/2025	Published ad on 5/16/2025

FISCAL INFORMATION N/A

ORDINANCE

ORDINANCE NO.

AN ORDINANCE OF THE COUNCIL OF THE CITY OF KNOXVILLE TO AMEND ORDINANCE NO. O-107-2019, KNOWN AND CITED AS “THE CITY OF KNOXVILLE ZONING CODE,” TO CHANGE THE BASE ZONING CLASSIFICATION OF PROPERTY LOCATED AT 1203 MURRAY DRIVE FROM RN-1 (SINGLE-FAMILY RESIDENTIAL NEIGHBORHOOD) DISTRICT TO RN-5 (GENERAL RESIDENTIAL NEIGHBORHOOD) DISTRICT, LEAVING ALL SPECIAL PURPOSE AND OVERLAY DISTRICTS UNCHANGED, SAVANNAH REYES-DIXON, APPLICANT. (FILE NO. 5-O-25-RZ).

ORDINANCE NO: _____
Knoxville-Knox County
REQUESTED BY: Planning Commission
PREPARED BY: Law

APPROVED ON 1ST
READING: _____
APPROVED ON 2ND
READING: _____
APPROVED AS AN EMERGENCY
MEASURE: _____

MINUTE BOOK: _____ PAGE _____

WHEREAS, Savannah Reyes-Dixon filed Application No. 5-O-25-RZ with the Knoxville-Knox County Planning Commission (“Planning Commission”) to have property located at 1203 Murray Drive, Parcel ID 68 PA 018 base rezoned from RN-1 (Single-Family Residential Neighborhood) District to RN-5 (General Residential Neighborhood) District, leaving all special purpose and overlay districts unchanged; and

WHEREAS, at its May 8, 2025 meeting, the Planning Commission recommended to the Council of the City of Knoxville that the change to the base zoning classification be approved, leaving all special purpose and overlay districts unchanged; and

WHEREAS, public notice on the hearing of this petition was published in the *Knoxville News Sentinel* on April 4, 2025, and public notice for the City Council meeting on June 10, 2025 was published in the *Knoxville News Sentinel* on May 16, 2025.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF KNOXVILLE THAT:

SECTION 1: The City of Knoxville Zoning Code, being Ordinance No. O-107-2019, be and the same is hereby amended, so as to change the base zoning classification of property described as being located at 1203 Murray Drive, Parcel ID 68 PA 018, Third District, Northwest City Sector, from RN-1 (Single-Family Residential Neighborhood) District to RN-5 (General Residential Neighborhood) District, leaving all special purpose and overlay districts unchanged, Savannah Reyes-Dixon, Applicant, File No. 5-O-25-RZ.

SECTION 2: The following Planning Commission documents are attached as Collective Exhibit 1 to this Ordinance and made a part hereof by reference: The Knoxville-Knox County Planning Commission Rezoning Report including all appendices; a portion of the Zoning Map on which the above described property is shaded; an excerpt from the Minutes of the Planning Commission meeting of May 8, 2025; the Development Request for Rezoning; and Public Notice.

SECTION 3: If any part, sentence, phrase, clause, term, word, section, subsection, or provision of this ordinance is declared by a court of competent jurisdiction to be unconstitutional, illegal, or invalid, such decision shall not affect the validity of the ordinance as a whole or any part other than the part so declared to be unconstitutional, illegal, or invalid.

SECTION 4: This Ordinance shall take effect seventeen (17) days from and after its passage, the welfare of the City requiring it.

Presiding Officer of the Council

City Recorder

REZONING REPORT

▶ **FILE #:** 5-O-25-RZ

AGENDA ITEM #: 15

AGENDA DATE: 5/8/2025

▶ **APPLICANT:** SAVANNAH REYES-DIXON

OWNER(S): SF Rentals, LLC

TAX ID NUMBER: 68 P A 018

[View map on KGIS](#)

JURISDICTION: City Council District 3

STREET ADDRESS: 1203 MURRAY DR

▶ **LOCATION:** West side of Murray Dr, south of Clinton Hwy

▶ **APPX. SIZE OF TRACT:** 3.36 acres

SECTOR PLAN: Northwest City

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

ACCESSIBILITY: Access is via Murray Drive, a major collector street with a pavement width ranging from 17 ft to 20 ft within a 50-ft right-of-way.

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-5 (General Residential Neighborhood);HP (Hillside Protection Overlay)

▶ **EXISTING LAND USE:** Rural Residential

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

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Commercial - C-H-1 (Highway Commercial), HP (Hillside Protection Overlay)

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

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

West: Commercial, rural residential - C-H-1 (Highway Commercial), RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

NEIGHBORHOOD CONTEXT: This area is characterized by residential and commercial uses. Residential uses are single family dwellings on a mix of medium sized lots and small suburban lots. Commercial uses consist of auto-oriented service facilities and heavy retail operations along Clinton Highway, a commercial corridor about 400 ft to the north of the subject property.

STAFF RECOMMENDATION:

- **Approve the RN-5 (General Residential Neighborhood) zoning district because it aligns with the City of Knoxville's One Year Plan and Northwest City Sector Plan. The HP (Hillside Protection Overlay) 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 IS NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY GENERALLY.

1. Since the 1980s, development trends in the surrounding area have largely been residential and commercial in nature. Commercial development has been concentrated along Clinton Highway, a major commercial corridor 400 ft north of the subject property. Multi-family residential development has been concentrated along or near Clinton Highway, whereas single-family and two-family developments have mainly been focused to the south.
2. The subject property is within 1.15 miles of two major commercial nodes that extend off of Clinton Highway at intersections with other classified streets. The node at Schaad Road is roughly 1.15 miles west of the subject property, and the node at Merchant Drive is roughly 1 mile to the east. Both areas have experienced an increase in infill development including an array of office, commercial, retail, and service-oriented amenities.

THE PROPOSED AMENDMENT IS CONSISTENT WITH THE INTENT AND PURPOSES OF THIS CODE.

1. The RN-5 (General Residential Neighborhood) zoning district is intended to accommodate medium density residential neighborhoods in the City of Knoxville comprising a heterogenous mix of single-family, two-family, townhouse, and multi-family dwellings.
2. The RN-5 District may also serve as a functional transition between traditionally single-family and two-family residential neighborhoods and more intensely developed residential or commercial areas. The subject property meets this description as it is located between commercial properties zoned C-H-1 (Highway Commercial) and residential properties zoned RN-1 (Single-Family Residential Neighborhood) and RN-2 (Single-Family Residential Neighborhood).
3. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth in the future would be compatible with the surrounding land uses. The RN-5 zoning district permits limited nonresidential uses that support a residential environment.

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 RN-5 district is intended to support a variety of housing types and provide for a residential environment. As such, it is not anticipated to negatively impact the surrounding area, which features a mix of residential and nonresidential uses.
2. Murray Drive is a major collector street with an uneven pavement width ranging from 17 to 20 ft. Due to its uneven width, Murray Drive may have to be widened to comply with the minimum pavement width standards recommended by the American Association of State Highway and Transportation Officials (AASHTO).
3. Looking westward, Murray Drive also has a crest in the road that may limit sight distance. If sight distance verification cannot be met, road improvements to address sight distance may be required. The extent to which improvements are needed would be determined during the design phase.

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 has the MDR (Medium Density Residential) land use classification in the City's One Year Plan and Northwest City Sector Plan. The MDR land use is intended for areas with a primarily residential character featuring a variety of housing types, including single-family, two-family, townhouses, and multi-family developments. The RN-5 district supports the intent of the MDR land use classification.
2. The recommended rezoning supports the General Plan's Development Policy 11.4, to create gradual zoning transition patterns by placing medium intensity zones between single-family residential areas and higher intensity uses. It also supports Development Policy 8.4, to protect residential areas from encroaching commercial development and other incompatible uses, since the RN-5 zoning district would provide buffering between the higher intensity commercial uses along Clinton Highway and the single-family residential neighborhood to the south.

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. As previously mentioned, the subject property is located within 400 ft of the Clinton Highway Commercial Corridor and roughly a mile from commercial nodes at Clinton Highway along Schaad Road and Merchant Drive, which feature a wide array of retail and service-oriented amenities.
2. A Knoxville Area Transit (KAT) bus stop is within 400 feet of the subject property on Clinton Highway.

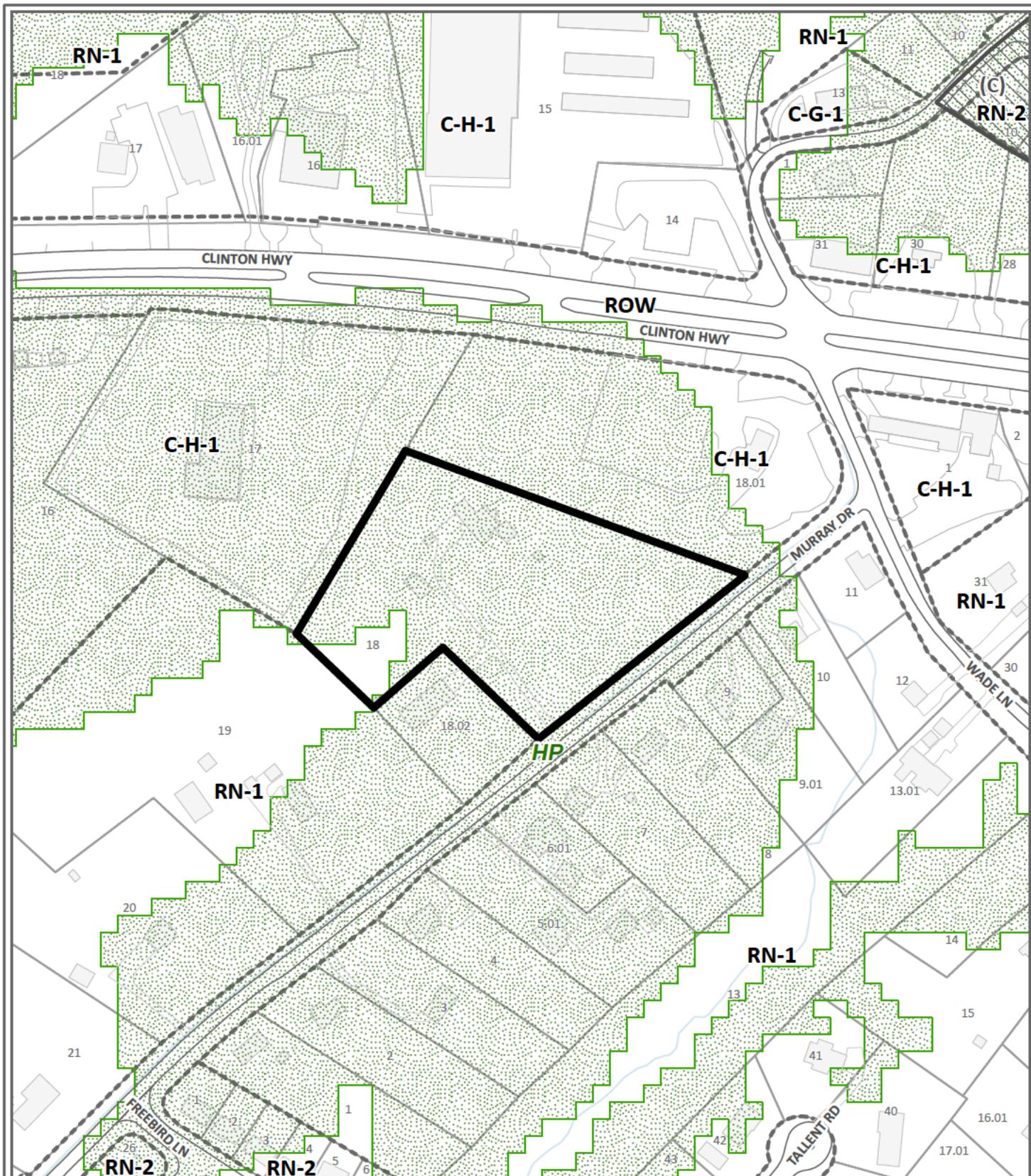
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Norwood Elementary, Northwest Middle, and Powell 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 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-O-25-RZ

Petitioner: Savannah Reyes-Dixon



From: RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)
To: RN-5 (General Residential Neighborhood), HP (Hillside Protection Overlay)

Map No: 68
Jurisdiction: City

Original Print Date: 3/28/2025
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

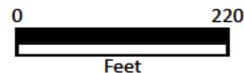
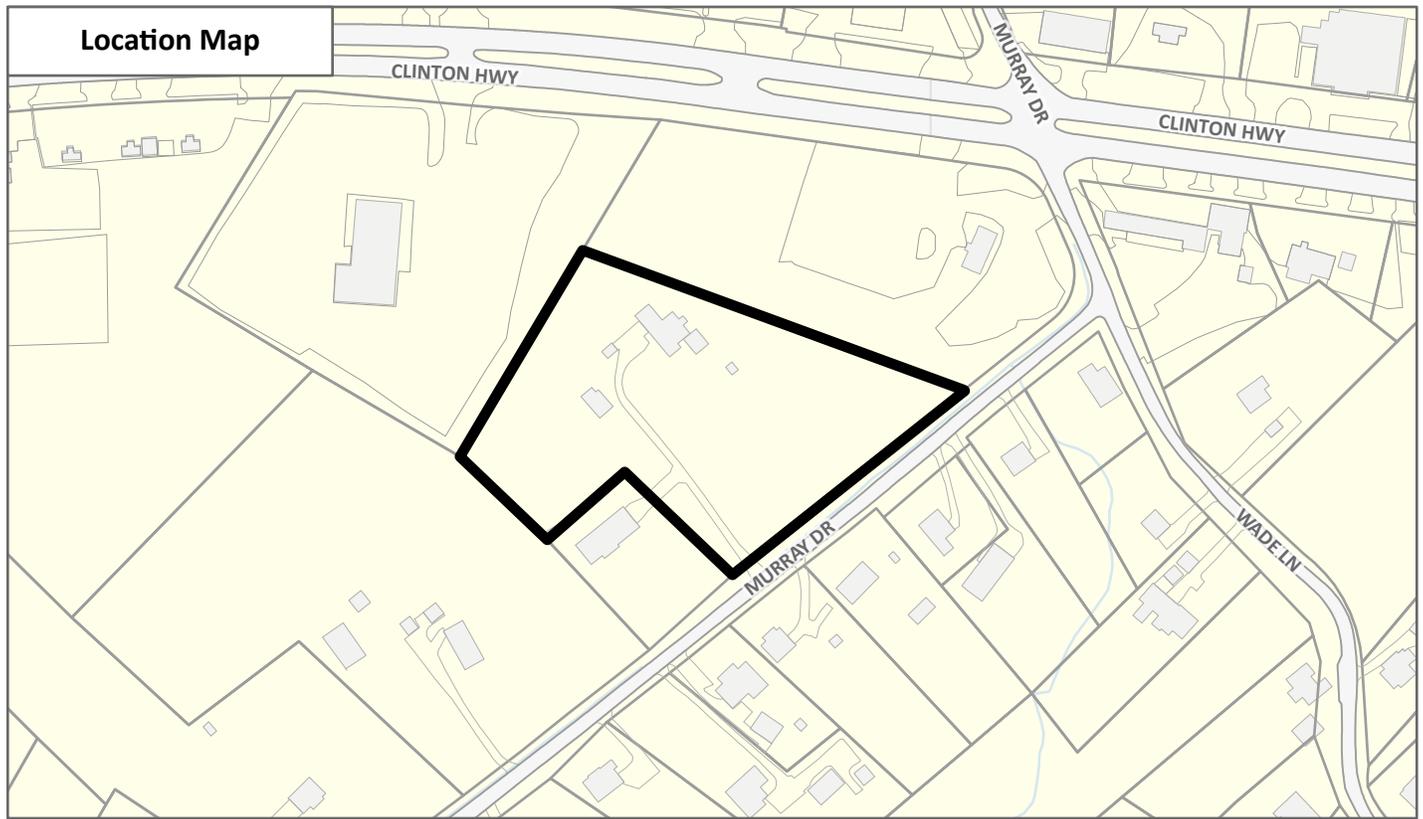


Exhibit A. Contextual Images

Location Map



Aerial Map

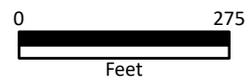


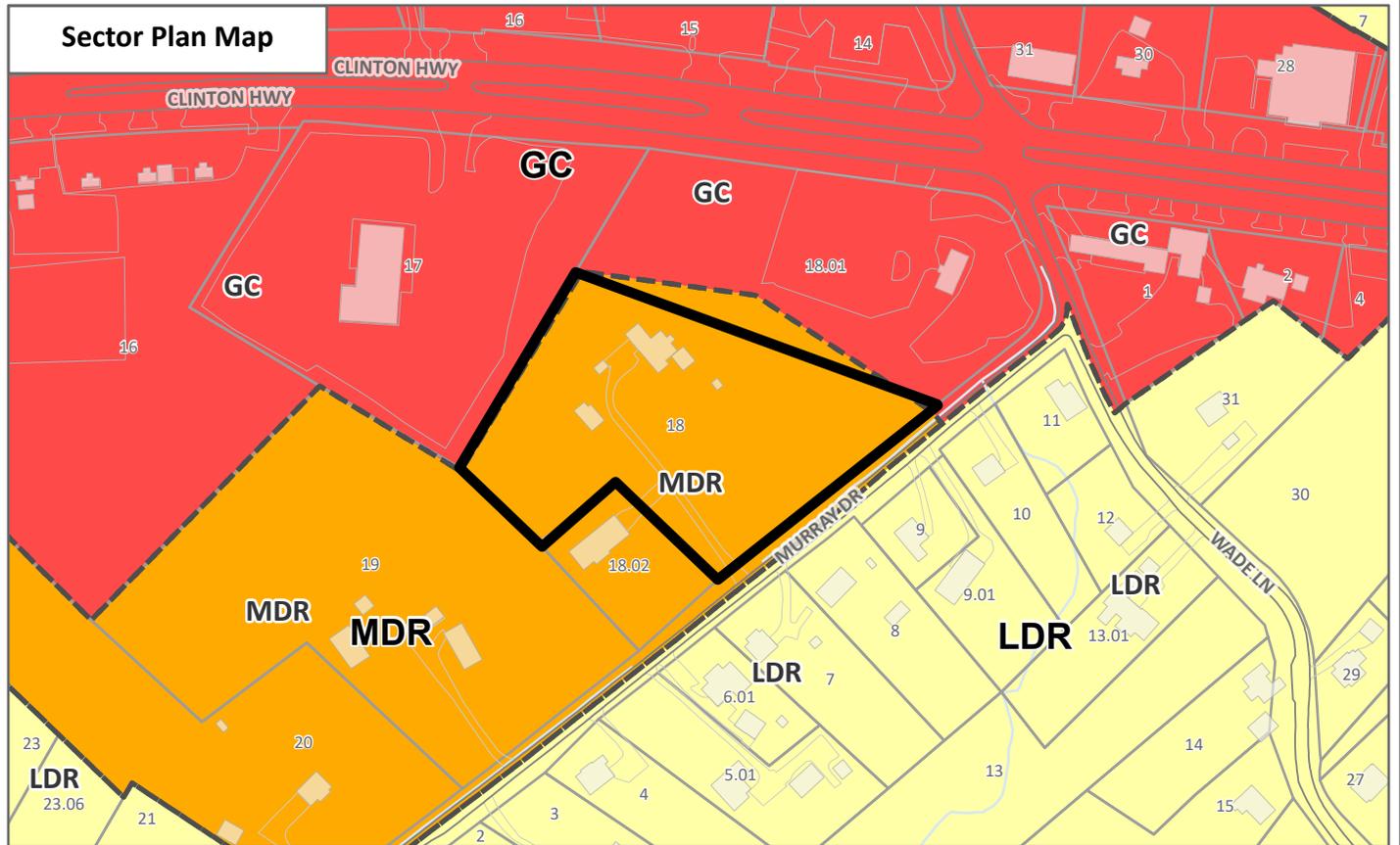
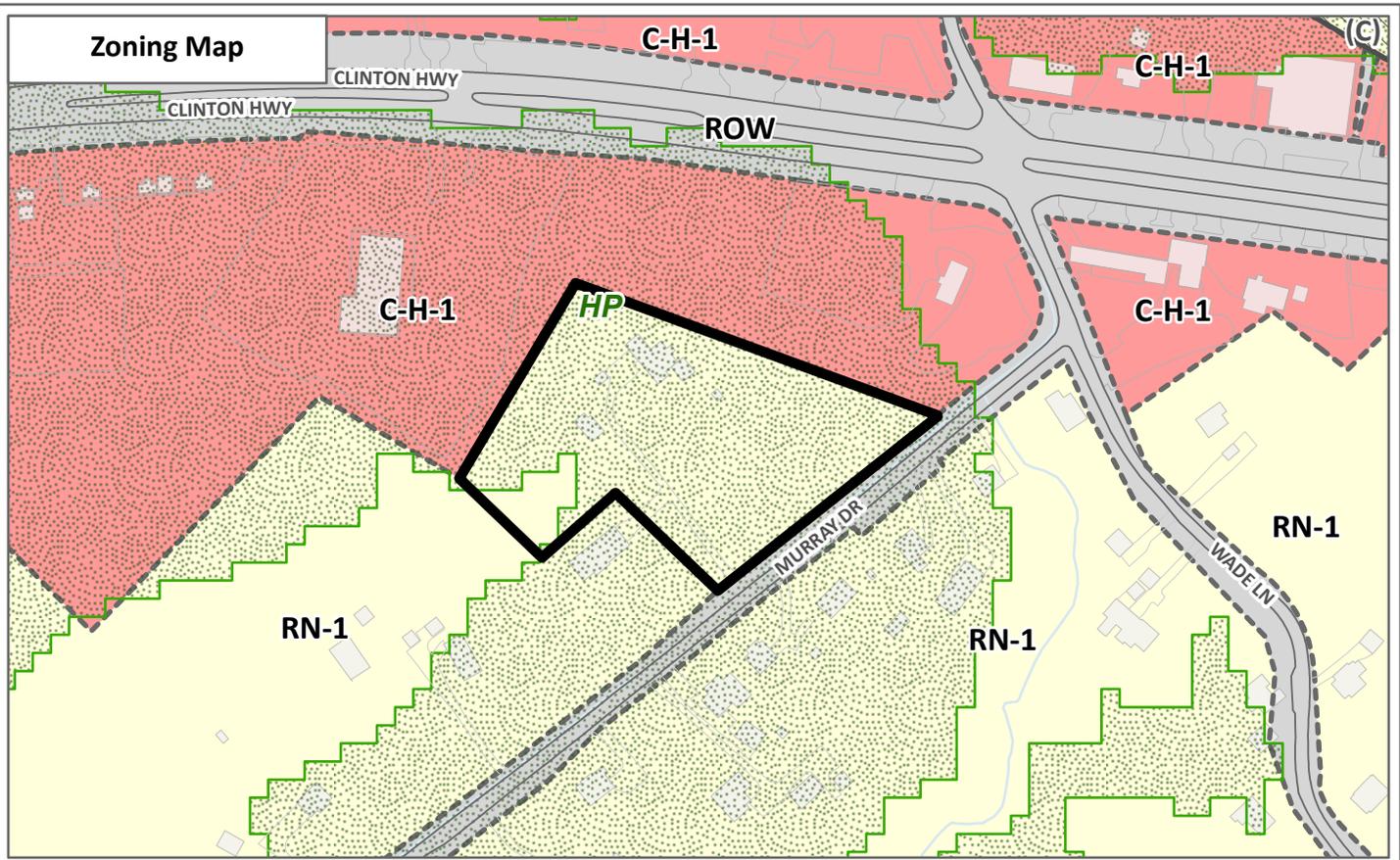
CONTEXTUAL MAPS 1

5-O-25-RZ



Case boundary



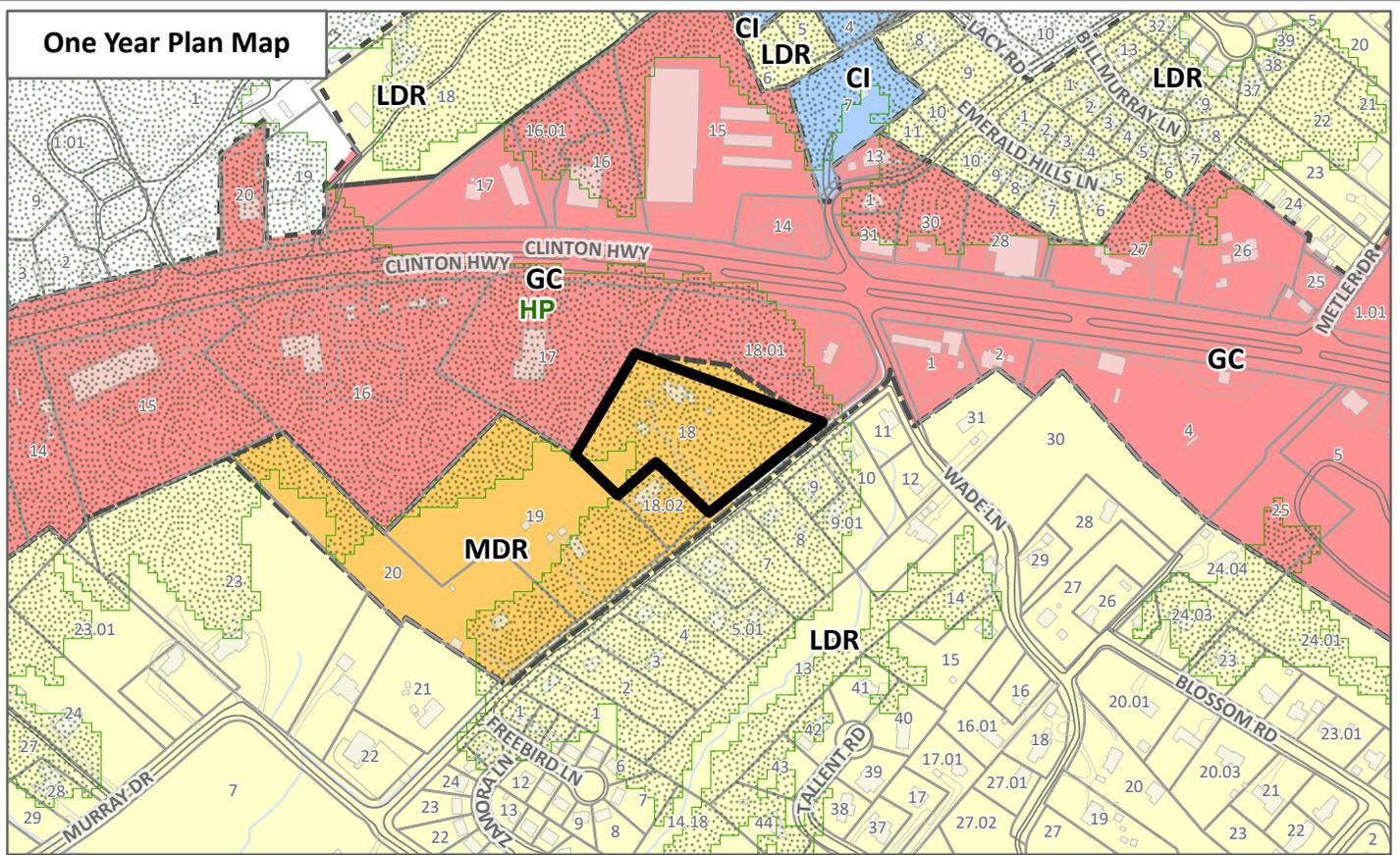


CONTEXTUAL MAPS 2 **5-O-25-RZ**

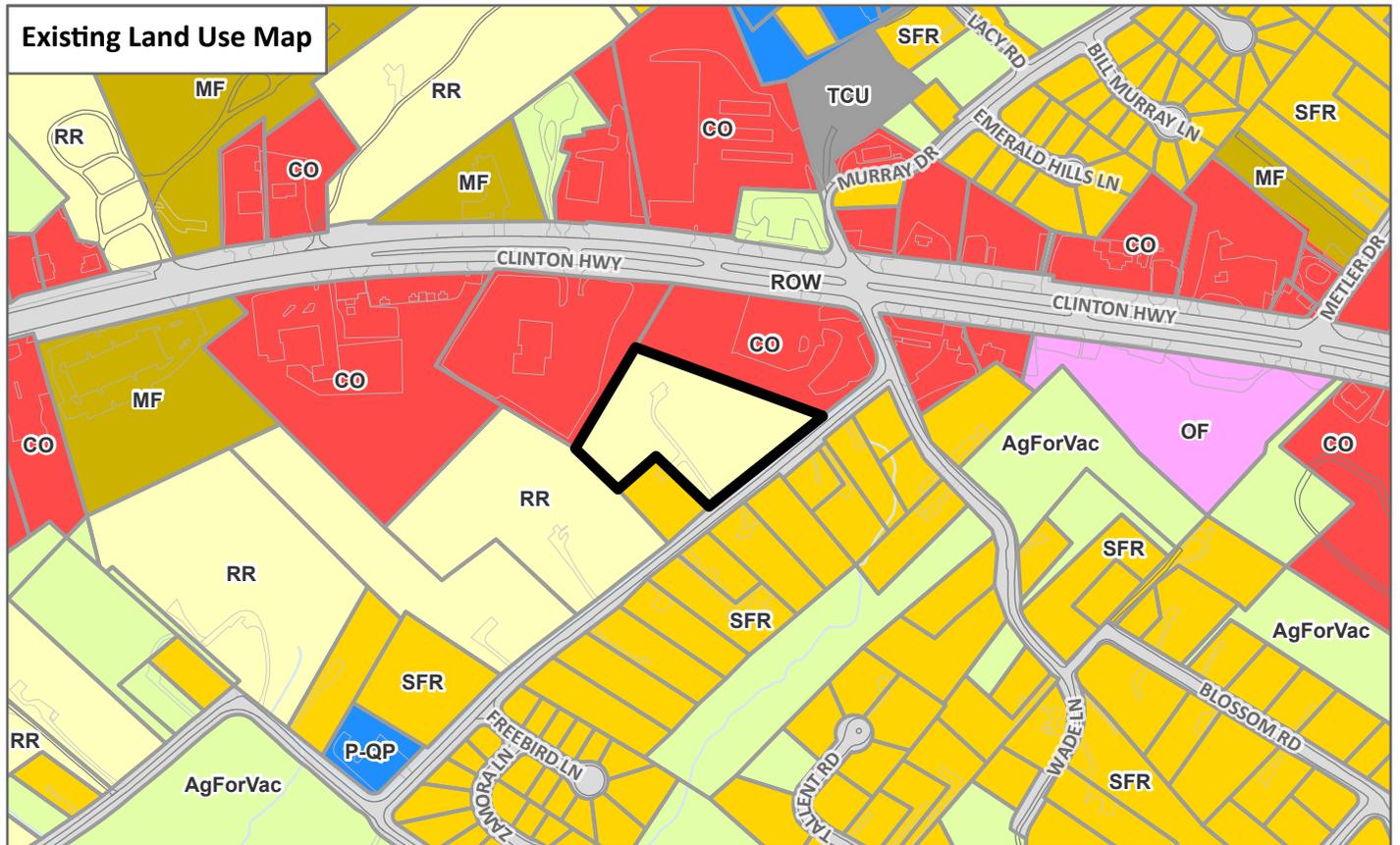
Case boundary

0 280
Feet

One Year Plan Map



Existing Land Use Map

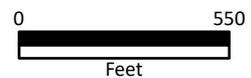


CONTEXTUAL MAPS 3

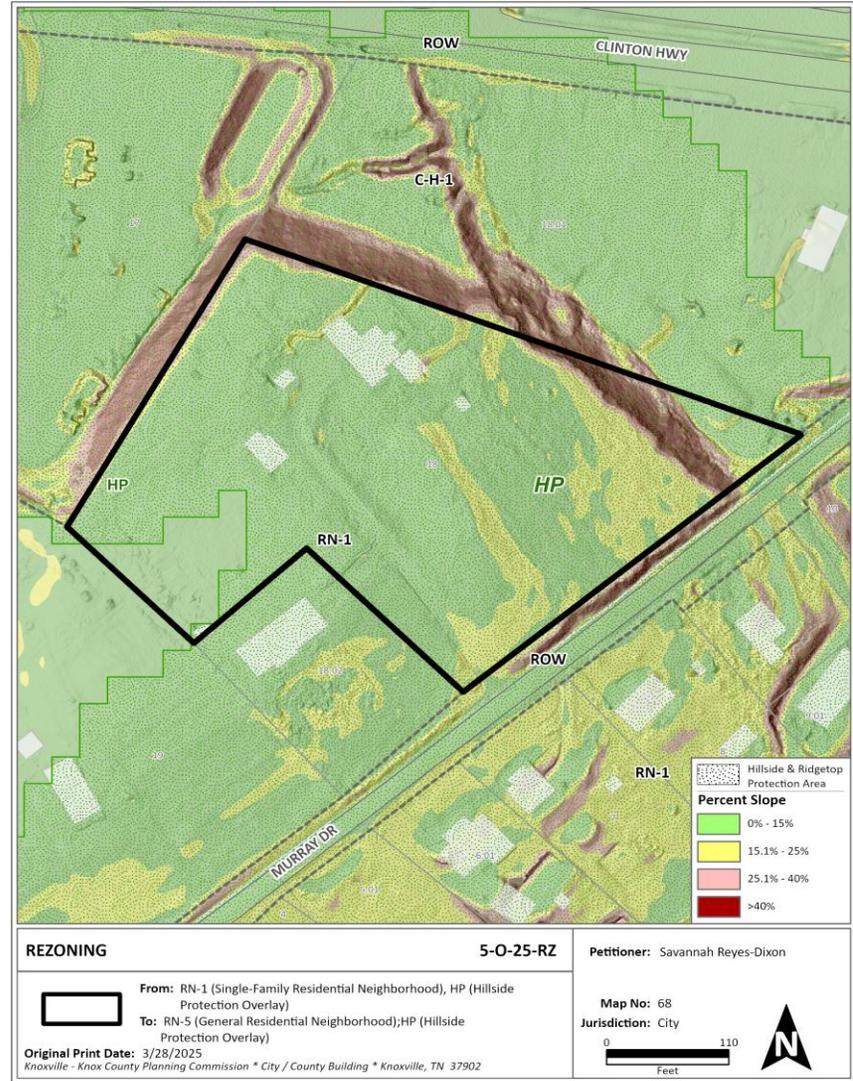
5-O-25-RZ



Case boundary



CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	146,460.3	3.36			
Non-Hillside	9,293.5	0.21	N/A		
0-15% Slope	103,755.4	2.38	100%	103,755.4	2.38
15-25% Slope	24,101.2	0.55	50%	12,050.6	0.28
25-40% Slope	3,630.1	0.08	20%	726.0	0.02
Greater than 40% Slope	5,680.0	0.13	10%	568.0	0.01
Ridgetops					
Hillside Protection (HP) Area	137,166.7	3.15	Recommended disturbance budget within HP Area	117,100.0	2.69
			Percent of HP Area	85.4%	



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	✓		

15. SAVANNAH REYES-DIXON

5-O-25-RZ

1203 Murray Drive / Parcel ID 068PA018, Council District 3.
 Rezoning from RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) to RN-5 (General Residential Neighborhood), HP (Hillside Protection Overlay).

Speaking:

Savannah Reyes-Dixon, 133 S Gay St., Knoxville, TN 37902
 Whitney Windecker, 1112 Murray Dr., Knoxville, TN 37912

Item No.

File No.

Commissioner Higgins recused himself from discussing or voting on this item.

1. STAFF RECOMMENDATION

Approve the RN-5 (General Residential Neighborhood) zoning district because it aligns with the City of Knoxville’s One Year Plan and Northwest City Sector Plan. The HP (Hillside Protection Overlay) would be retained.

2. MOTION (OVERTON) AND SECOND (DALEY) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.

MOTION CARRIED UNANIMOUSLY 13-0. 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

[Reset Form](#)



Development Request

Subdivision Concept Plan Final Plat

Zoning Rezoning Plan Amendment

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

Savannah Reyes-Dixon		Heyoh Architecture	
Applicant Name		Affiliation	
3-20-25	May 8, 2025	File Number(s) 5-O-25-RZ	
Date Filed	Meeting Date (if applicable)		

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

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

Savannah Reyes-Dixon		Heyoh Architecture	
Name		Company	
133 S Gay St, Suite C	Knoxville	TN	37902
Address	City	State	ZIP
8652147178	[REDACTED]		
Phone	Email		

Current Property Info

SF Rentals, LLC	1854 CHEROKEE BLUFF DR	
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
1203/1207 Murray Dr	068PA018	
Property Address	Parcel ID	
Sewer Provider	Water Provider	Septic (Y/N)

Development Request

Residential Non-Residential

Proposed Use _____

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

RELATED CITY PERMIT NUMBER

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.

4-25-25

5-9-25

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

Savannah Reyes-Dixon

3-20-25

Applicant Signature

Applicant Name

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
<p style="text-align: center;">PUBLIC NOTICE</p> <p>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. If you need assistance or accommodation for a disability, please contact the City ADA coordinator at (865) 215-2104.</p> <p style="text-align: center;">REZONINGS/PLAN AMENDMENTS</p> <p><u>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).</u></p> <p><u>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).</u></p> <p><u>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).</u></p> <p><u>5-O-25-RZ - SAVANNAH REYES-DIXON- 1203 MURRAY DR. Proposed rezoning. Planning Commission Recommendation: Approve RN-5 (General Residential Neighborhood).</u></p> <p><u>5-S-25-RZ - BHAJAN SINGH- 1501 N CHERRY ST. Proposed rezoning. Planning Commission Recommendation: Approve C-H-1 (Highway Commercial).</u></p> <p style="text-align: center;">ORDINANCE AMENDMENTS</p> <p><u>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.</u> May 16 2025 LOKR0296231</p>

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