

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 10-Q-25-RZ

Related File Number:

Application Filed: 8/25/2025

Date of Revision:

Applicant: JOHN GREER

PROPERTY INFORMATION

General Location: Southwest corner of Lonas Dr and Zoe Way, east of N Weisgarber Rd

Other Parcel Info.:

Tax ID Number: 107 I B 01301

Jurisdiction: City

Size of Tract: 1.78 acres

Accessibility: Access is via Zoe Way, a joint permanent easement with 25 ft of pavement width within a 40-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use:

Density:

Planning Sector: Northwest City

Plan Designation: O (Office), HP (Hillside Ridgetop Protection)

Growth Policy Plan: N/A (Within City Limits)

Neighborhood Context: The subject property lies 0.37 miles to the northeast of the Weisgarber Road interchange with I-40/I-75 in an area that predominantly features office uses, single family subdivisions, and multi-family complexes interspersed with commercial and civic uses.

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

Street: 0 ZOE WAY

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: OP (Office Park), HP (Hillside Protection Overlay)

Former Zoning:

Requested Zoning: O (Office), HP (Hillside Protection Overlay)

Previous Requests:

Extension of Zone: No, it is not an extension.

History of Zoning: In 1989 the property was rezoned from RP-1 (Planned Residential) to O-3 (Office Park) (6-N-89-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: O (Office), 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.):

Approve the O (Office) zoning district because it is consistent with the adopted plans and compatible with the surrounding development. The HP (Hillside Protection Overlay) 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. Since the late 1980s, rezonings in the surrounding area have mainly been to office and residential zoning districts, such as O (Office), OP (Office Park), RN-1 (Single-Family Residential Neighborhood), and RN-3 (General Residential Neighborhood).

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

1. The O zoning district is intended to provide for an environment of low intensity office and service uses, mixed with residential uses. The O district is compatible with the surrounding development, which features a mix of office, residential, and commercial uses.

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 O zoning district is compatible with the adjacent zoning.

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 O zoning district has dimensional standards intended to mitigate adverse impacts on residential areas. Nonresidential development must adhere to Section 5.3.B of the City of Knoxville's Zoning Ordinance when a lot abuts a single-family residential district. Developments must maintain the privacy of adjacent lots through techniques such as decreased height, landscaping, screening measures, and increased setbacks. Building design elements are also required to incorporate pedestrian-scale features, and site design must minimize potentially dangerous traffic movements and points of conflict between vehicles and pedestrians or bicyclists.

2. Article 12.8 of the City's zoning ordinance requires a buffer yard between residential and nonresidential districts for any new construction.

3. The subject property is in the HP (Hillside Protection) area with slopes in the 15-25% and 25-40% ranges (see Exhibit A: Slope Analysis). All applicable development within the HP area is required to adhere to Section 8.9.C of the zoning ordinance.

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's land use classification in the City of Knoxville's One Year Plan and Northwest City Sector Plan is O (Office), which permits consideration of the O zoning district.

2. The proposed rezoning complies with the General Plan's Development Policy 9.3, to ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities. As previously mentioned, the O zoning district has additional dimensional and design standards required for properties abutting residential zoning districts.

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. The subject property is accessed off Zoe Way, a joint permanent easement that connects to Lonas Drive, a major collector street within 0.37 miles of the I-40 and I-75 interchange.

Action: Approved **Meeting Date:** 10/2/2025

Details of Action:

Summary of Action: Approve the O (Office) zoning district because it is consistent with the adopted plans and compatible with the surrounding development. The HP (Hillside Protection Overlay) would be retained.

Date of Approval: 10/2/2025 **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: 11/11/2025

Date of Legislative Action, Second Reading: 11/25/2025

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: