

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 2-A-26-RZ                      **Related File Number:**  
**Application Filed:** 12/1/2025              **Date of Revision:**  
**Applicant:** DARIN & HEATHER MARONI

## PROPERTY INFORMATION

**General Location:** North side of Sevierville Pike, east of E Red Bud Rd  
**Other Parcel Info.:**  
**Tax ID Number:** 109 L A 013                      **Jurisdiction:** City  
**Size of Tract:** 0.52 acres  
**Accessibility:** Access is via Pine Hill Lane, an unstriped local street with 8-12 ft of pavement width within a right-of-way width that varies from 32-42 ft. Access is also via Sevierville Pike, a major collector with 17-19 ft of pavement width within a right-of-way width that varies from 46-51 ft.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/Forestry/Vacant Land  
**Surrounding Land Use:**  
**Proposed Use:**    **Density:**  
**Planning Sector:** South City                      **Plan Designation:** LDR (Low Density Residential), HP (Hillside Ridgetop Prote  
**Growth Policy Plan:** N/A (Within City Limits)  
**Neighborhood Context:** The surrounding area features a mix of single family houses and multifamily developments near the Urban Wilderness Gateway Park. Ijams Nature Center, Baker Creek Preserve, Marie Myers Park, and William Hastie Natural Area lie within a mile of the subject property. The Sevierville Pike and James White Parkway interchange lies 0.9 miles to the west.

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

**Street:** 3535 PINE HILL LN  
**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, it is not an extension.  
**History of Zoning:** None noted.

## PLAN INFORMATION (where applicable)



recommended by the American Association of State Highway and Transportation Officials (AASHTO) should this request be approved.

2. Pine Hill Lane appears to have limited sight distance at the intersection due to the curvature of Sevierville Pike. Should the property be rezoned, it is recommended that, if feasible, access be from Sevierville Pike to eliminate sight-distance and road-condition concerns.

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 is designated LDR (Low Density Residential) under the City's One Year Plan and South City Sector Plan, which permits consideration of the RN-2 zoning district.

2. The proposed rezoning is not supported by the General Plan's Development Policy 6.3, to encourage development in areas with the fewest environmental constraints. The subject property is relatively steep with slopes in the 15-25% and 25-40% ranges (Exhibit B: Slope Analysis) near the frontage with Sevierville Pike and its current access point on Pine Hill Lane. As such, increasing residential intensity at this site would not be appropriate.

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 Ijams Nature Center, Marie Myers Park, Baker Creek Preserve, Urban Wilderness Gateway Park, and South Doyle Middle School are within a mile of the subject property.

2. Access to James White Parkway, which connects to Downtown Knoxville and the University of Tennessee, is available roughly 0.88 miles to the west.

<b>Action:</b>	Withdrawn	<b>Meeting Date:</b>	2/12/2026
<b>Details of Action:</b>	Withdrawn		
<b>Summary of Action:</b>	Withdrawn		
<b>Date of Approval:</b>		<b>Date of Denial:</b>	<b>Postponements:</b>
<b>Date of Withdrawal:</b>	2/12/2026	<b>Withdrawn prior to publication?:</b> <input type="checkbox"/>	<b>Action Appealed?:</b>

## **LEGISLATIVE ACTION AND DISPOSITION**

<b>Legislative Body:</b>	Knoxville City Council		
<b>Date of Legislative Action:</b>	3/17/2026	<b>Date of Legislative Action, Second Reading:</b>	3/31/2026
<b>Ordinance Number:</b>		<b>Other Ordinance Number References:</b>	
<b>Disposition of Case:</b>		<b>Disposition of Case, Second Reading:</b>	
<b>If "Other":</b>		<b>If "Other":</b>	
<b>Amendments:</b>		<b>Amendments:</b>	
<b>Date of Legislative Appeal:</b>		<b>Effective Date of Ordinance:</b>	