

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 4-D-26-RZ                      **Related File Number:**  
**Application Filed:** 2/4/2026              **Date of Revision:**  
**Applicant:** NEAL W PARKMAN

## PROPERTY INFORMATION

**General Location:** East side of George Light Rd, east of Pellissippi Pkwy  
**Other Parcel Info.:**  
**Tax ID Number:** 89 K A 003                      **Jurisdiction:** County  
**Size of Tract:** 1.54 acres  
**Accessibility:** Access is via George Light Road, an unstriped local street with 14-16 ft of pavement width within a right-of-way width that varies from 49-55 ft.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Single Family Residential  
**Surrounding Land Use:**  
**Proposed Use:**    **Density:** up to 6 du/ac  
**Planning Sector:** Northwest County      **Plan Designation:** SR (Suburban Residential), HP (Hillside Ridgetop Protection)  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** The subject property is in an area directly to the east of Pellissippi Parkway that primarily features single family houses on large lots and in subdivisions interspersed with undeveloped forested slopes. Solway Park lies 0.45 miles to the southwest.

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

**Street:** 3230 GEORGE LIGHT RD  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RA (Low Density Residential), TO (Technology Overlay)  
**Former Zoning:**  
**Requested Zoning:** PR (Planned Residential), TO (Technology Overlay)  
**Previous Requests:**  
**Extension of Zone:** No, it is not an extension.  
**History of Zoning:** In 1999 the property was rezoned from A (Agricultural) to RA (Low Density Residential) (12-S-99-RZ).

## PLAN INFORMATION (where applicable)

**Current Plan Category:**

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.):                      Deny the PR (Planned Residential) zone with up to 6 du/ac because the subject property does not meet the intent of the district. The TO (Technology Overlay) would be retained.

Staff Recomm. (Full):

Comments:                                      PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6.30.01, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND ZONES AFFECTED, OR IN THE COUNTY GENERALLY.

1. Development trends in the surrounding area have primarily been residential. Abutting the subject property is the Pellissippi Village 46-lot single-family subdivision, which was completed in 2018, and the construction of a 33-lot townhouse subdivision is underway roughly 100 ft north of the site.
2. Since 2007, there have been four rezonings within 0.30 miles of the subject property from the A (Agricultural) zone, three to PR (Planned Residential) from up to 3.5 to 5 du/ac, and one to RA (Low Density Residential). These properties were initially zoned for primarily agricultural uses and then transitioned to low density residential zoning. The subject property, however, is already zoned to accommodate low density residential development.
3. The subject property is accessed off George Light Road, which will be widened to 20 ft between Beaver Glade Lane to the south and roughly 200 ft to the north of the site per a condition of a recent rezoning case (7-U-26-RZ). The widening is anticipated to occur by Summer 2026.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSES OF THE APPLICABLE ZONING ORDINANCE.

1. The PR zone is intended to provide optional methods of land development that encourage more imaginative solutions to environmental design problems and establish residential areas that are characterized by a unified building and site development program. The subject property does not meet the intent of the PR zone, as it is intended for large acreage sites with environmental constraints to allow for dense clustered development. Additionally, the PR zone has a 35-ft peripheral boundary, which can create development constraints on smaller lots.
2. The existing RA zone is intended to provide for areas with low population densities and allows for development that is compatible with the character of the surrounding area.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AN AMENDMENT.

1. The subject property is just north of the intersection of Pellissippi Parkway and George Light Road, which also funnels vehicular traffic from Rather Road to the east. This intersection was identified in the 2019 Hardin Valley Mobility Plan as an area in need of access control improvements due to high traffic volumes and vehicular crash rates (S-14).
2. The PR zone ensures that site plans undergo a public review process and obtain Planning Commission approval of any proposed developments. The plan would be reviewed to determine whether the proposed development is compatible with the surrounding community.
3. The requested density of 6 du/ac could yield up to 9 dwelling units on the site.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE COMPREHENSIVE PLAN OF KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS.

1. This parcel is designated as SR (Suburban Residential) on the Future Land Use Map, which allows

consideration of the PR zone with up to 6 du/ac. The PR zone is partially related to the SR place type and additional criteria must be met for partially related zones. The rezoning meets the second criterion, as the allowable housing types in the PR zone with up to 6 du/ac are consistent with the secondary uses recommended in the SR place type, such as attached residential dwellings like duplexes and townhouses.

2. The proposed rezoning is consistent with the Comprehensive Plan's Implementation Policy 9: Coordinate infrastructure improvements with development. As previously mentioned, the subject property is accessed off a section of George Light Road that will be widened to 20 ft (anticipated by Summer 2026). However, the road widening, though notable, does not address the safety concerns with the Pellissippi Parkway intersection to the south.

3. The subject property is within the Planned Growth Area of the Growth Policy Plan, which aims to encourage a reasonably compact pattern of development, promote expansion of the Knoxville-Knox County economy, and offer a wide range of housing choices. The proposed rezoning aligns with the intent of the Planned Growth Area.

**Action:** Denied

**Meeting Date:** 4/9/2026

**Details of Action:**

**Summary of Action:** Deny the PR (Planned Residential) zone with up to 6 du/ac because the subject property does not meet the intent of the district. The TO (Technology Overlay) would be retained.

**Date of Approval:**

**Date of Denial:** 4/9/2026

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:**

## **LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knox County Commission

**Date of Legislative Action:** 5/11/2026

**Date of Legislative Action, Second Reading:**

**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:**