

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 4-F-26-RZ **Related File Number:**
Application Filed: 2/6/2026 **Date of Revision:**
Applicant: BILLY R HENSLEY

PROPERTY INFORMATION

General Location: South side of Mascot Rd, north of Foust Dr
Other Parcel Info.:
Tax ID Number: 51 D B 016 **Jurisdiction:** County
Size of Tract: 0.69 acres
Accessibility: Access is via Mascot Road, a minor collector with 20 ft of pavement width within a right-of-way width that varies from 40-43 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential
Surrounding Land Use:
Proposed Use: **Density:**
Planning Sector: Northeast County **Plan Designation:** SMR (Suburban Mixed Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The subject property is in an area east of Rutledge Pike that primarily features a mix of single family houses in subdivisions and on large lots with some commercial and office uses along Old Rutledge Pike 0.3. There are forested undeveloped slopes to the northeast, and there are agricultural fields with livestock to the south, southwest, and northeast.

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

Street: 8616 MASCOT RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: RA (Low Density Residential)
Previous Requests:
Extension of Zone: Yes, it is an extension.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

3. The subject property is within the Planned Growth Area of the Growth Policy Plan, which encourages a reasonably compact development pattern and a wide range of housing choices. The allowable lot sizes and housing types of the RA zone support the intent of the Planned Growth Area.

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

Details of Action:

Summary of Action: Approve RA (Low Density Residential) because it is consistent with the Knox County Comprehensive Plan and surrounding development.

Date of Approval: 4/9/2026 **Date of Denial:** **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Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**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:**