CASE SUMMARY

APPLICATION TYPE: REZONING

Planning
KNOXVILLE | KNOX COUNTY

File Number: 6-A-26-RZ **Related File Number:**

Application Filed: 4/13/2026 **Date of Revision:**

Applicant: LEMAY AND ASSOCIATES

PROPERTY INFORMATION

General Location: Southeast side of Harbor Crest Way, east of S Northshore Dr

Other Parcel Info.:

Tax ID Number: 162 05815 (PARTIAL) **Jurisdiction:** County

Size of Tract: 0.65 acres

Accessibility: Access is via Harbor Crest Way, an unstriped private road with 23 ft of pavement width within a right-of-way width that varies from 54-78 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use: **Density:**

Planning Sector: Southwest County **Plan Designation:** SR (Suburban Residential)

Growth Policy Plan: Planned Growth Area

Neighborhood Context: The subject property is in a residential area consisting of single family subdivisions clustered near Fort Loudoun Lake. The commercial node at the intersection of S Northshore Drive and Choto Road is approximately 0.60 miles to the southwest, and Concord Park lies 1 mile to the northeast.

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

Street: 0 HARBOR CREST WAY

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural), PR (Planned Residential) up to 3 du/ac

Former Zoning:

Requested Zoning: RA (Low Density Residential)

Previous Requests:

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

History of Zoning: In 2006 part of the property was rezoned from A (Agricultural) to PR (Planned Residential) up to 3 du/ac (10-G-06-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.): Approve the RA (Low Density Residential) zone because it is consistent with the adopted plans and surrounding development.

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. The surrounding area has experienced a rapid increase in residential and commercial development over the last 20 years. Multiple single-family subdivisions with small and medium lots have been constructed within a half-mile of the subject property, and a commercial node at the intersection of S Northshore Drive and Choto Road to the south was established in 2016.
2. A Capital Improvement Project (CIP) to widen S Northshore Drive to three lanes, spanning from the Concord Park Ball Fields to the north to the Choto Road roundabout to the south, is anticipated to begin construction in Fall 2028. A sidewalk will be installed as part of the CIP that will connect from the Concord Park Greenway to the existing sidewalks at the Choto Road commercial node. The planned CIP aims to improve roadway safety in the area and provide pedestrian connections to nearby amenities.
3. The planned infrastructure improvements and changing conditions in the area support increasing residential intensity at this site.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSES OF THE APPLICABLE ZONING ORDINANCE.
1. The RA zone provides for residential areas with low population densities. The RA zone is compatible with the character of the surrounding area, which primarily consists of single-family dwellings with various lot sizes.
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 RA zone allows residential and limited civic uses consistent with the surrounding development.

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 RA zone is considered a low-density residential zone and is not anticipated to negatively impact the surrounding area, which is mainly residential.
2. The subject property is on a septic system. The RA zone requires a minimum lot area of 20,000 sq ft for properties that are not served by a sanitary sewer system.

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. The subject property's place type is SR (Suburban Residential) in the Knox County Comprehensive Plan. The RA zone is directly related to the SR place type. The housing mix of the SR place type calls for predominantly single-family dwellings with lots smaller than one acre and attached residential dwellings such as duplexes, both of which are permitted in the RA zone.
2. The proposed rezoning is consistent with the Comprehensive Plan's Implementation Policy 2: Ensure that development is sensitive to existing community character. The lot sizes and allowable uses in the

RA zone are consistent with the character of the surrounding area.
3. The subject property is within the Planned Growth Area of the Growth Policy Plan, which is intended to encourage a reasonably compact pattern of development and a wide range of housing choices. The allowable lot sizes and housing types in the RA zone support the intent of the Planned Growth Area.

Action: Approved **Meeting Date:** 7/9/2026

Details of Action:

Summary of Action: Approve the RA (Low Density Residential) zone because it is consistent with the adopted plans and surrounding development.

Date of Approval: 7/9/2026 **Date of Denial:** **Postponements:** 6/11/2026

Date of Withdrawal: **Withdrawn prior to publication?:** ☐ **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 8/24/2026 **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: Approved **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**