

REZONING REPORT

► **FILE #:** 8-H-25-RZ

AGENDA ITEM #: 14

AGENDA DATE: 8/14/2025

► **APPLICANT:** CONSTRUCTION MANAGEMENT GROUP/DAVID PRESLEY

OWNER(S): Construction Management Group / David Presley

TAX ID NUMBER: 80 F C 013

[View map on KGIS](#)

JURISDICTION: City Council District 5

STREET ADDRESS: 4831 TILLERY RD

► **LOCATION:** South side of Tillery Rd, east of Bradshaw Garden Rd

► **APPX. SIZE OF TRACT:** 1.94 acres

SECTOR PLAN: Northwest City

GROWTH POLICY PLAN: N/A (Within City Limits)

ACCESSIBILITY: Access is via Tillery Road, a minor collector with 18-ft of pavement within a 50-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Third Creek, Second Creek

► **PRESENT ZONING:** RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

► **ZONING REQUESTED:** RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

► **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

► **EXTENSION OF ZONE:** No, it is not an extension.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Single family residential - RN-1 (Single-Family Residential Neighborhood)

South: Rural residential - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

East: Single family residential - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

West: Agriculture/forestry/vacant land, single family residential - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

NEIGHBORHOOD CONTEXT: The subject property is in a neighborhood featuring single family houses to the south of the commercial corridor along Clinton Highway. There are some multifamily residential uses along Clinton Highway and Merchant Drive to the west. The I-640/I-75 interchange with Clinton Highway is 0.8 miles to the east of the subject property, and Norwood Elementary School and Library lie within a mile to the west.

STAFF RECOMMENDATION:

- **Deny the RN-2 (Single-Family Residential Neighborhood) zoning district because the subject property does not have adequate access to support a rezoning of this site. The HP (Hillside Protection Overlay) would be retained.**

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. The surrounding area is a well-established neighborhood that has not experienced significant changes over the last twenty years, except for the occasional construction of single-family homes scattered throughout. Most new developments occurred along Merchant Drive to the west and Clinton Highway to the north, consisting of a mix uses including commercial, office, civic, and multifamily residential.
2. Similarly, rezonings in the surrounding area have primarily been concentrated around the neighborhood's periphery, along Clinton Highway to the north and Merchant Drive to the west, where zoning has transitioned from single-family residential to office, commercial, and medium density residential zoning. There have been limited rezoning requests near the subject property, but the single-family residential districts were retained.

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

1. The RN-2 (Single-Family Residential Neighborhood) zoning district is intended to accommodate low density single-family residential development on relatively small lots with smaller setbacks. The subject property meets this description, as the surrounding neighborhood mainly consists of single-family and limited two-family dwellings on 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 RN-2 district permits the same uses as the existing RN-1 (Single-Family Residential Neighborhood) zoning district.

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. As previously mentioned, the RN-2 district permits the same uses as the current RN-1 district. The primary difference between the two districts is the lot size and setback requirements, as the minimum lot size in the RN-1 district is 10,000 sq ft, whereas in RN-2 it is 5,000 sq ft. If the subject property were subdivided, the new lots would require a shared driveway to access Tillery Road. The shared driveway would be located very close to the intersection of Farris Drive from the north, which could conflict with the intersection. As such, increasing intensity at this location would not be appropriate.
2. Though there is RN-2 zoning nearby, those properties align with their assigned zoning districts and have direct access to the street.

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 Northwest City Sector Plan, which permits the RN-2 zoning district.
2. The proposed rezoning does not comply with the General Plan's Development Policy 9.3, to ensure that the context of new development does not impact existing neighborhoods and communities. As previously mentioned, the subject property's point of access on Tillery Drive is a safety concern as it could cause conflicts with vehicles turning left on Tillery Road from Farris Drive, and does not support increasing residential intensity at this location.

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.

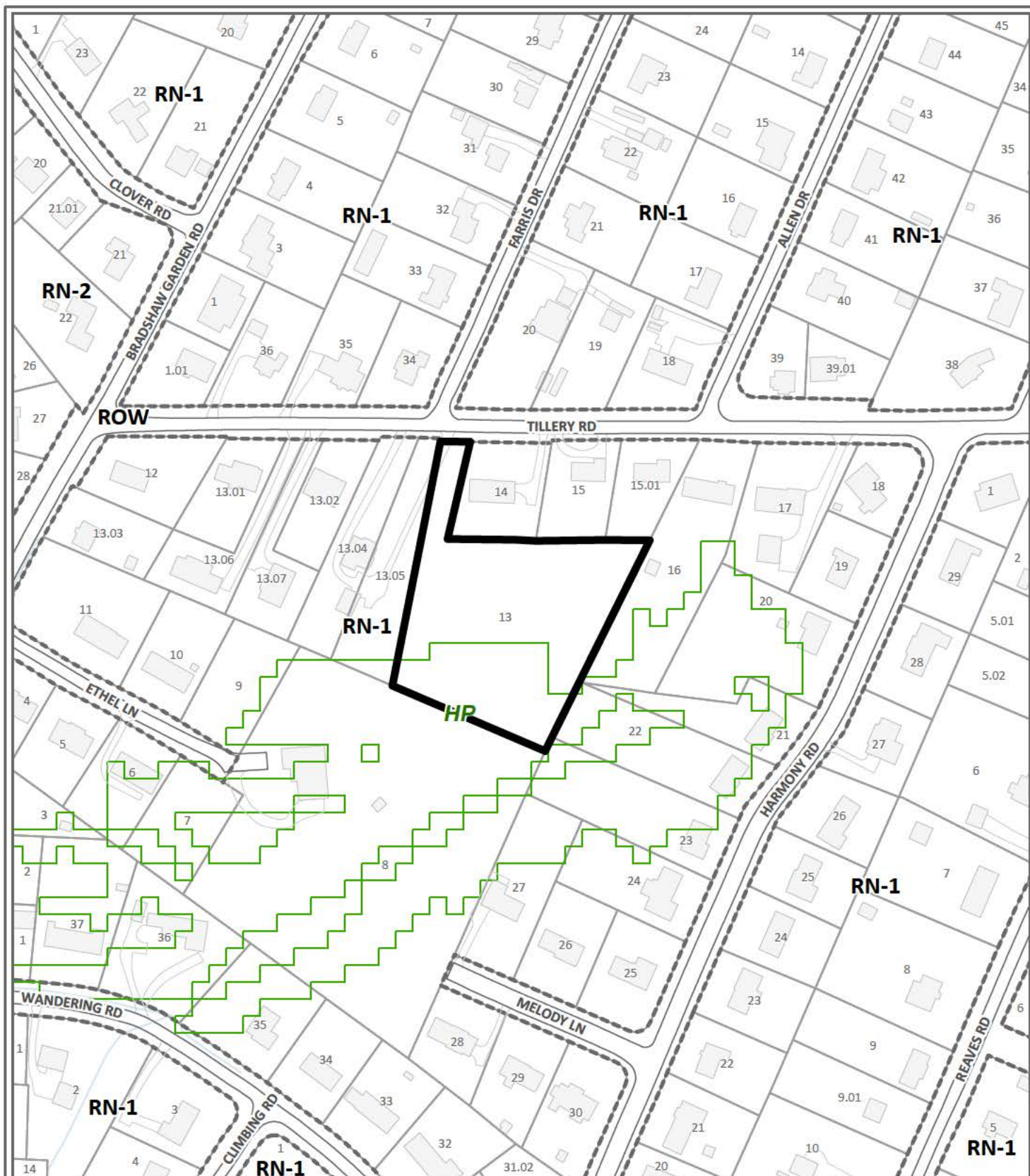
1. The subject property is within a mile of Norwood Elementary and Norwood Public Library to the west and the Pleasant Ridge Greenway Trail to the south, which connects to Victor Ashe Park and Northwest Middle School.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Norwood Elementary, Northwest Middle, and Powell High.

If approved, this item will be forwarded to Knoxville City Council for action on 9/2/2025 and 9/16/2025. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



REZONING

8-H-25-RZ



From: RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

To: RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

Original Print Date: 6/27/2025

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Construction Management Group/David Presley

Map No: 80

Jurisdiction: City

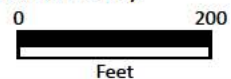
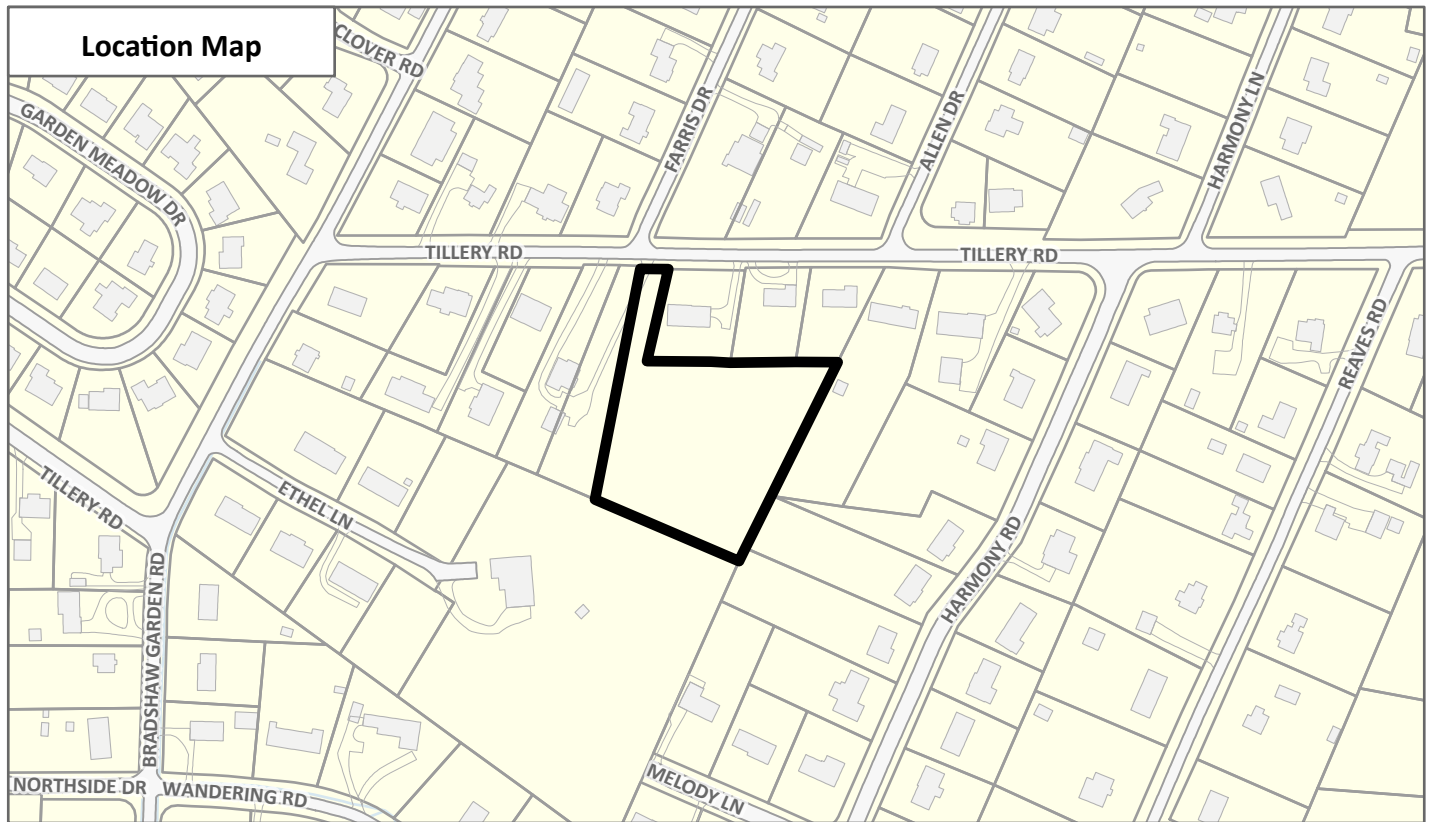


Exhibit A. Contextual Images

Location Map



Aerial Map

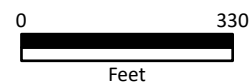


CONTEXTUAL MAPS 1

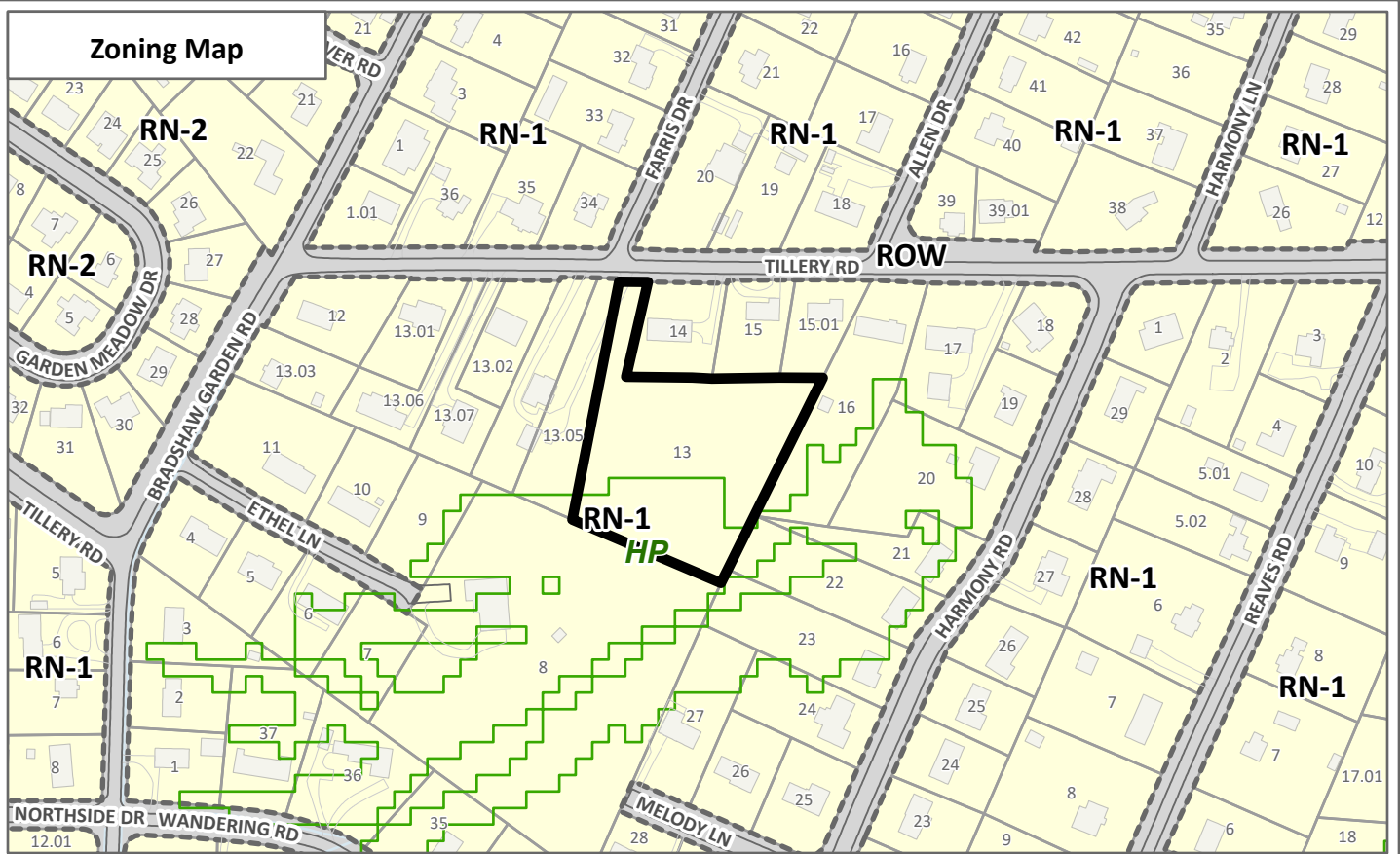
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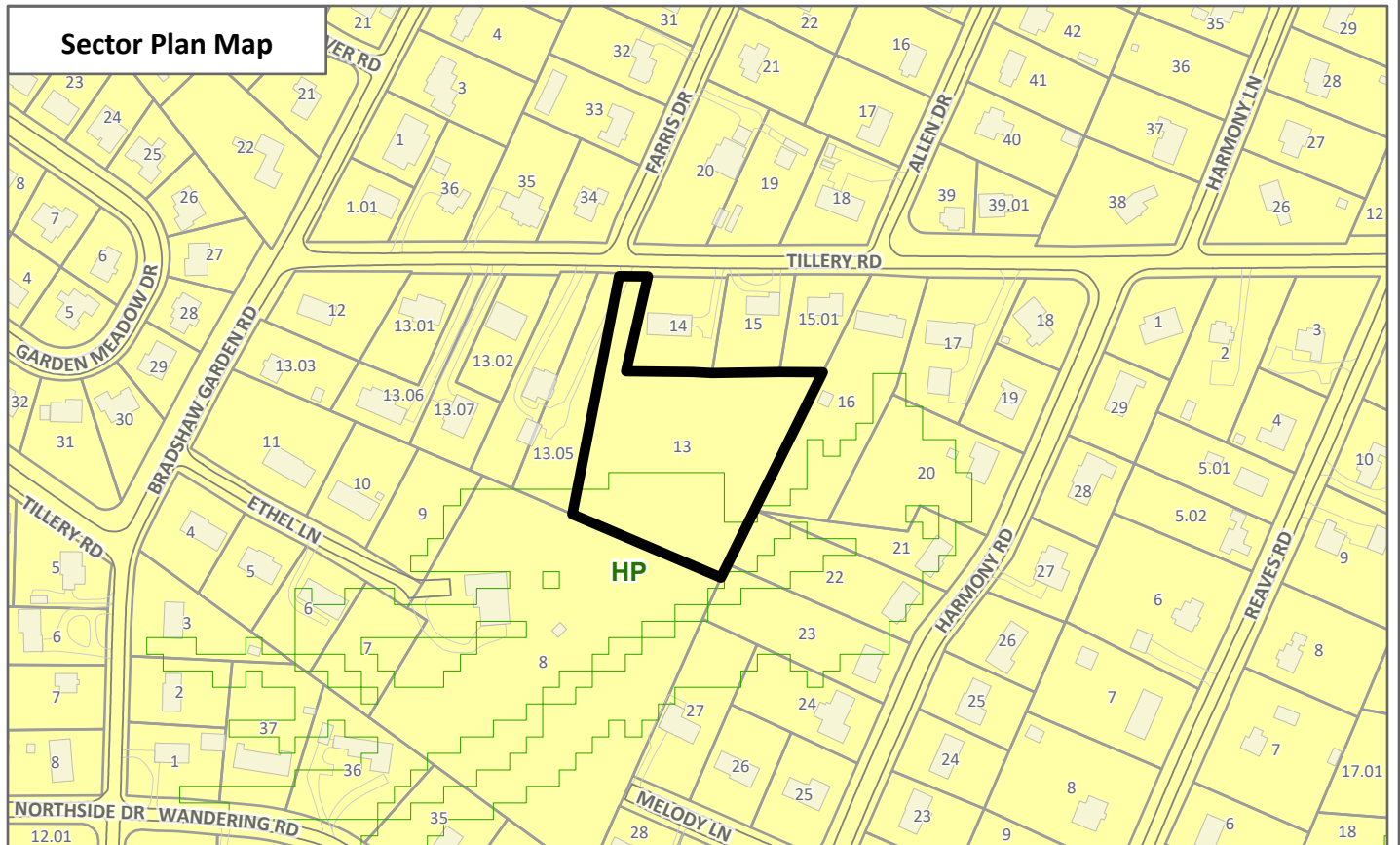
Case boundary



Zoning Map



Sector Plan Map

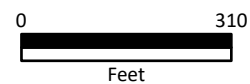


CONTEXTUAL MAPS 2

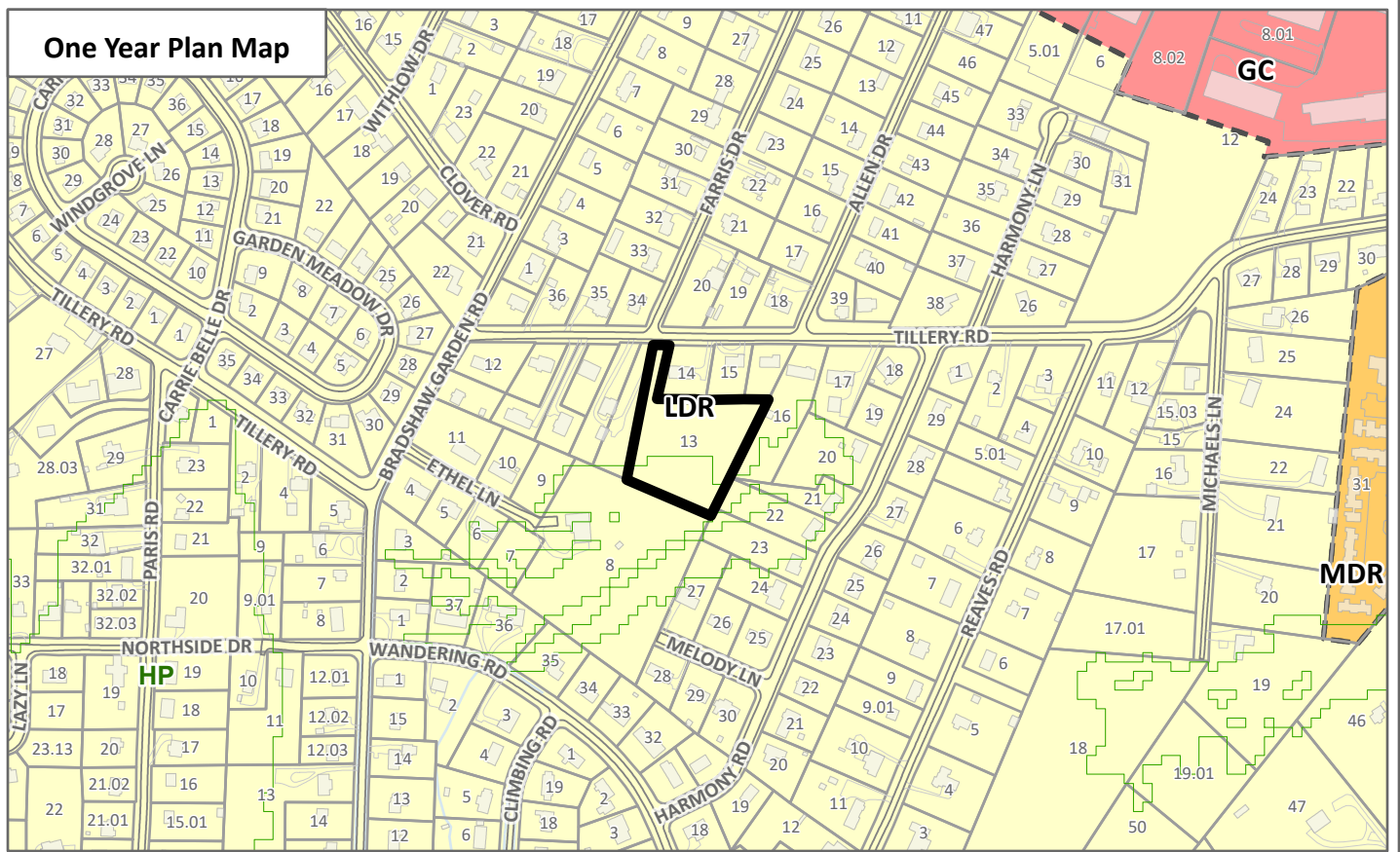
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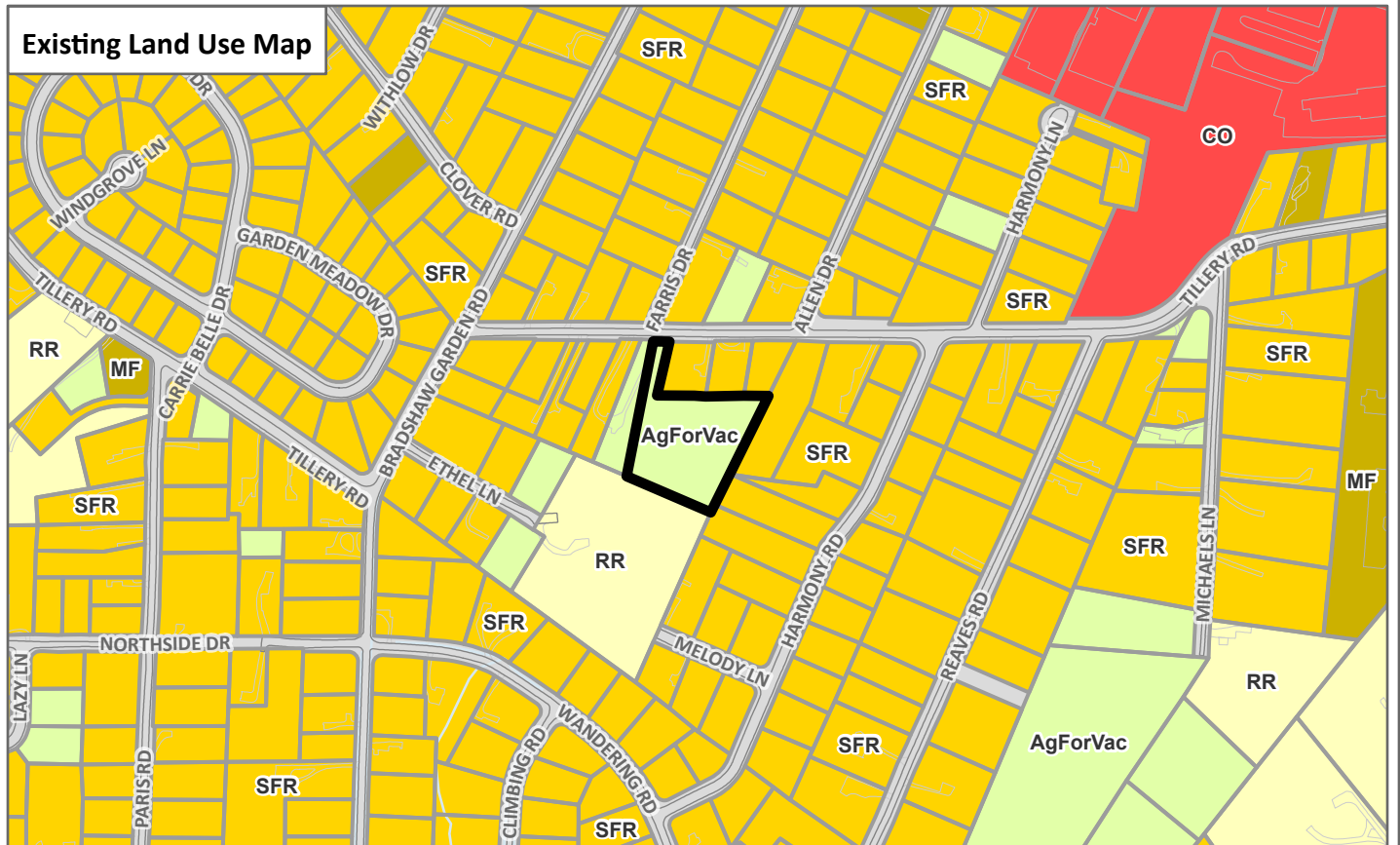
Case boundary



One Year Plan Map



Existing Land Use Map



CONTEXTUAL MAPS 3

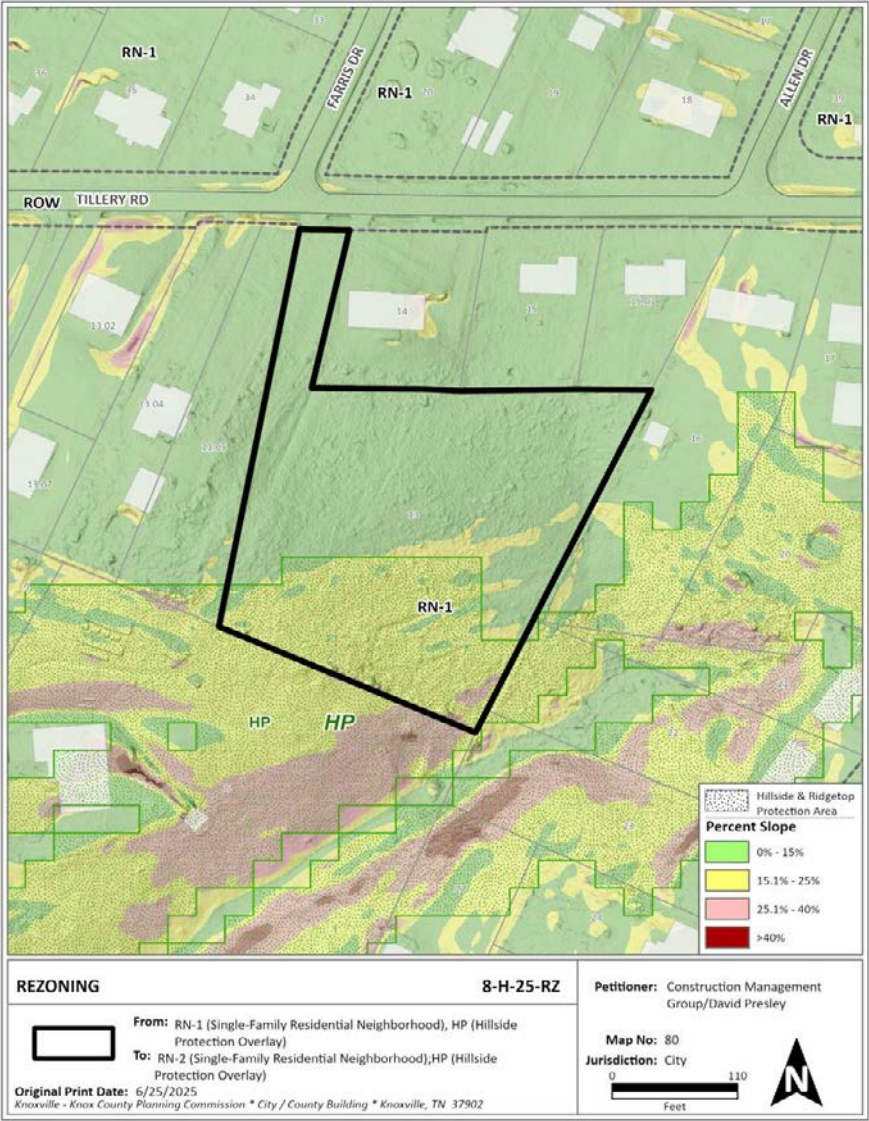
8-H-25-RZ



Case boundary



CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	84,710.3	1.94			
Non-Hillside	59,139.2	1.36	N/A		
0-15% Slope	2,967.9	0.07	100%	2,967.9	0.07
15-25% Slope	21,605.2	0.50	50%	10,802.6	0.25
25-40% Slope	998.0	0.02	20%	199.6	0.00
Greater than 40% Slope	0.0	0.00	10%	0.0	0.00
Ridgetops					
Hillside Protection (HP) Area	25,571.1	0.59	Recommended disturbance budget within HP Area	13,970.1	0.32
			Percent of HP Area	54.6%	



(1) Download and fill out this form at your convenience.
(2) Sign the application digitally (or print, sign, and scan).

(3) Either print the completed form and bring it to the
Knoxville-Knox County Planning offices
OR email it to applications@knoxplanning.org

Reset Form



Development Request

Subdivision ☐ Concept Plan* ☐ Final Plat

Zoning ☒ Rezoning ☐ Plan Amendment*

Development ☐ Development Plan* ☐ Planned Development* ☐ Use on Review / Special Use* ☐ Hillside Protection COA*

*These application types require a [pre-application consultation](#) with Planning staff.

Applicant Name <u>Construction Management Group / David Prasley</u>		Affiliation
Date Filed <u>8/20/2025</u>	Meeting Date (if applicable) <u>Aug 14th 2025</u>	File Number(s)

Correspondence

All correspondence will be directed to the approved contact listed below.

☐ Applicant ☒ Property Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

Name <u>David Prasley</u>	Company <u>Construction Mgt Group</u>		
Address <u>705 Gate Lane</u>	City <u>Knoxville</u>	State <u>TN.</u>	ZIP <u>37908</u>
Phone <u>865 789 1774</u>	Email <u>[REDACTED]</u>		

Current Property Info

Property Owner Name (if different) <u>Construction Mgt Group</u>	Property Owner Address <u>705 Gate Lane</u>	Property Owner Phone <u>865 789 1774</u>
Property Address <u>4831 Tillery Rd.</u>	<u>Knoxville, TN.</u>	Parcel ID <u>37912 080FC 013</u>
Sewer Provider <u>KUB</u>	Water Provider <u>KUB</u>	Septic (Y/N) <u>N</u>

Development Request

☒ Residential ☐ Non-Residential

RELATED CITY PERMIT NUMBER

Proposed Use <u>Residential Homes 5 Lots / 100 units</u>	Specify if a traffic impact study is required: <input type="checkbox"/> Yes (required to be submitted with application) <input checked="" type="checkbox"/> No
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Subdivision Request

RELATED REZONING FILE NUMBER

TBD - Tillery Park
Proposed Subdivision Name

Unit / Phase Number ☐ Combine Parcels ☒ Divide Parcel

5
Proposed Number of Lots (total)

☐ Other (specify) _____

Specify if requesting: ☐ Variance ☐ Alternative design standard

Specify if a traffic impact study is required: ☐ Yes (required to be submitted with application) ☒ No

Zoning Request

PENDING PLAT FILE NUMBER

☒ Zoning Change R-2
Proposed Zoning Proposed Density (units/acre, for PR zone only)

☐ Sector Plan ☐ One Year Plan ☐ Comprehensive Plan

☐ Plan Amendment Change
Proposed Plan Designation(s)

☐ If, in Knox county, submit plan amendment request with application Previous Rezoning Requests

☐ Other (specify) _____

Authorization

☒ I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent

Applicant Signature David Presley Print Name / Affiliation 8/20/2025 Date
865-789-1774 Phone Number [REDACTED] Email

Property Owner Signature David Presley Please Print Date Paid

Staff Use Only

☐ Administrative Review

ADDITIONAL REQUIREMENTS

☐ Property Owners / Option Holders

FEE 1	FEE 2	FEE 3	TOTAL

Public Notice and Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). We require applicants to acknowledge their role in this process.

Sign Posting and Removal

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission.

Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

Location and Visibility

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

Timing

The sign(s) must be posted not less than 12 days prior to the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

08/01/2025

Date to be Posted

08/15/2025

Date to be Removed

Have you engaged the surrounding property owners to discuss your request?

☒ Yes ☐ No

☒ No, but I plan to prior to the Planning Commission meeting

Applicant Signature

Applicant Name

Date

 David Presley 8/23/2025