



PLAN AMENDMENT/ REZONING REPORT

► **FILE #:** 5-R-25-RZ
5-G-25-PA

AGENDA ITEM #: 42
AGENDA DATE: 5/8/2025

► **APPLICANT:** MATTHEW REGAS
OWNER(S): David Maples

TAX ID NUMBER: 52 002 [View map on KGIS](#)

JURISDICTION: Commission District 8

STREET ADDRESS: 8718 MASCOT RD

► **LOCATION:** South side of Mascot Rd, east of Howell Ln

► **TRACT INFORMATION:** 17043 square feet.

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Mascot Road, a minor collector street with a 19-ft pavement width within a right-of-way which varies from 70 ft to 80 ft.

UTILITIES: Water Source: Northeast Knox Utility District

Sewer Source: Septic

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Holston-French Broad

► **PRESENT PLAN DESIGNATION/ZONING:** RL (Rural Living) / I (Industrial)

► **PROPOSED PLAN DESIGNATION/ZONING:** RA (Rural Agriculture) / RA (Low Density Residential)

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

► **EXTENSION OF PLAN DESIGNATION/ZONING:** This would not be an extension of either.

HISTORY OF ZONING REQUESTS: None noted.

SURROUNDING LAND USE, PLAN DESIGNATION, North: Single family residential, rural residential - SR (Suburban Residential) - I (Industrial)

ZONING South: Agriculture/forestry/vacant land - RL (Rural Living) - I (Industrial)

East: Single family residential, rural residential - RL (Rural Living) - I (Industrial), A (Agricultural)

West: Agriculture/forestry/vacant land - RL (Rural Living) - I (Industrial)

NEIGHBORHOOD CONTEXT: This area features a mix of agricultural uses, large undeveloped tracts of land, and single-family dwellings on small, suburban style lots and larger rural lots. There is a small commercial node at the intersection of Mascot

STAFF RECOMMENDATION:

- ▶ **Approve the RA (Rural Agriculture) place type due to an omission in the Knox County Comprehensive Plan.**

- ▶ **Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan.**

COMMENTS:

PURSUANT TO THE COMPREHENSIVE PLAN, CHAPTER 3 IMPLEMENTATION, A PLAN AMENDMENT MAY BE APPROPRIATE IF THERE IS AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN, OR IF TWO OR MORE OF THE OTHER CRITERIA APPLY.

OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The surrounding area has a rural character primarily consisting of residential and agricultural uses. The RL (Rural Living) place type is intended for areas primarily made up of single-family residential development within a rural setting. These areas may include agriculture, open space, and some limited commercial uses that support agricultural and civic uses. The current RL place type designation reflects the rural character of the surrounding area, and it is not the result of an error in the Comprehensive Plan.
2. However, the permitted zones in the RL place type emphasize larger residential lot sizes, as the smallest residential lot size that can be considered for a rezoning in the RL place type is half an acre under the PR (Planned Residential) zone with up to 2 du/ac. The subject property is approximately 17,043 sq ft, which is smaller than most properties often found in rural areas.
3. The requested RA (Rural Agriculture) place type is appropriate for areas intended for crop production, livestock raising, forestry uses and processes, agricultural service businesses, and supporting residences. Typically, large lots are located in rural areas, but small lots may also be found. The subject property meets the description of the RA place type, as it neighbors the Knoxville Livestock Center and is near various large-lot farms. The RA place type also considers smaller rural lots, whereas the RL place type emphasizes larger lots. Because of this, the plan amendment is appropriate to consider here due to an omission in the Comprehensive Plan regarding the existing smaller lot in a rural area.

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. Though agricultural activity is prominent in the area, development trends have mainly been residential, consisting of single-family dwellings on various lot sizes and limited duplex developments. Limited commercial development has been concentrated west of the subject property along Rutledge Pike.
2. Since the early 1990s, there has been a gradual transition from I (Industrial) zoning to A (Agricultural) zoning and residential zoning such as RA (Low Density Residential) and PR (Planned Residential) with densities ranging from up to 2 to up to 4.7 du/ac.

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

1. The RA zone is intended to provide for residential areas with low population densities. The RA zone is compatible with the surrounding residential zoning, which includes properties zoned RA and PR with up to 2 to 4.7 du/ac.
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 allowable uses in the RA zone, which are mainly residential and civic in nature, align 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 RA zone is considered a low density residential zone. As such, it is not anticipated to negatively impact the surrounding residential area.
2. The RA zone requires a minimum lot area of 20,000 sq ft for properties not served by a sanitary sewer system. Based on the subject property's lot area of approximately 17,043 sq ft and the parcel's septic system, the subject property could yield one dwelling at most.

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 RA zone is partially related to the recommended RA (Rural Agriculture) place type. Per Appendix H of the Comprehensive Plan, partially related zones must meet additional criteria. The proposed rezoning meets the first criterion, as the allowable uses in the RA zone align with the land use mix in the RA place type.
2. The recommended rezoning complies with the Comprehensive Plan's Implementation Policy 2, to ensure that development is sensitive to the existing community character. The allowable lot sizes and housing types in the RA zone align with the surrounding area's character.
3. The subject property is within the Planned Growth Area of the Growth Policy Plan, which encourages a reasonably compact development pattern. The allowable lot sizes and housing types in the RA zone support the intent of the Planned Growth Area.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: East Knox County Elementary, Carter Middle, and Carter High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

If approved, this item will be forwarded to Knox County Commission for action on 6/16/2025. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



**5-G-25-PA
COMPREHENSIVE LAND USE PLAN MAP**

Petitioner: Matthew Regas

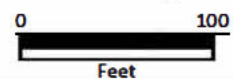


From: RL (Rural Living)

To: RA (Rural Agriculture)

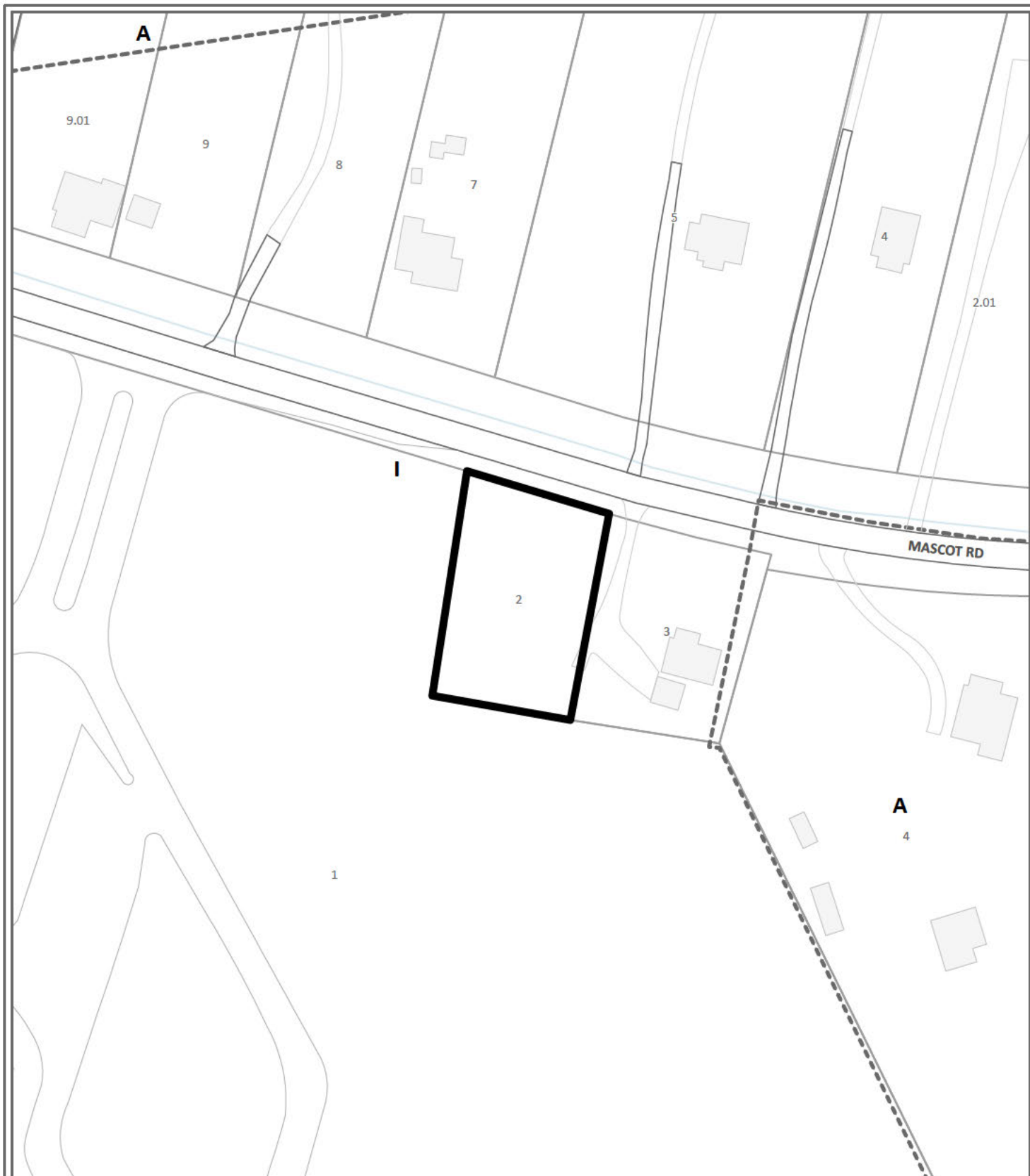
Map No: 52

Jurisdiction: County



Original Print Date: 4/3/2025

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



REZONING

5-R-25-RZ

Petitioner: Matthew Regas

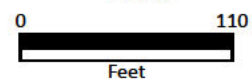


From: I (Industrial)

To: RA (Low Density Residential)

Map No: 52

Jurisdiction: County

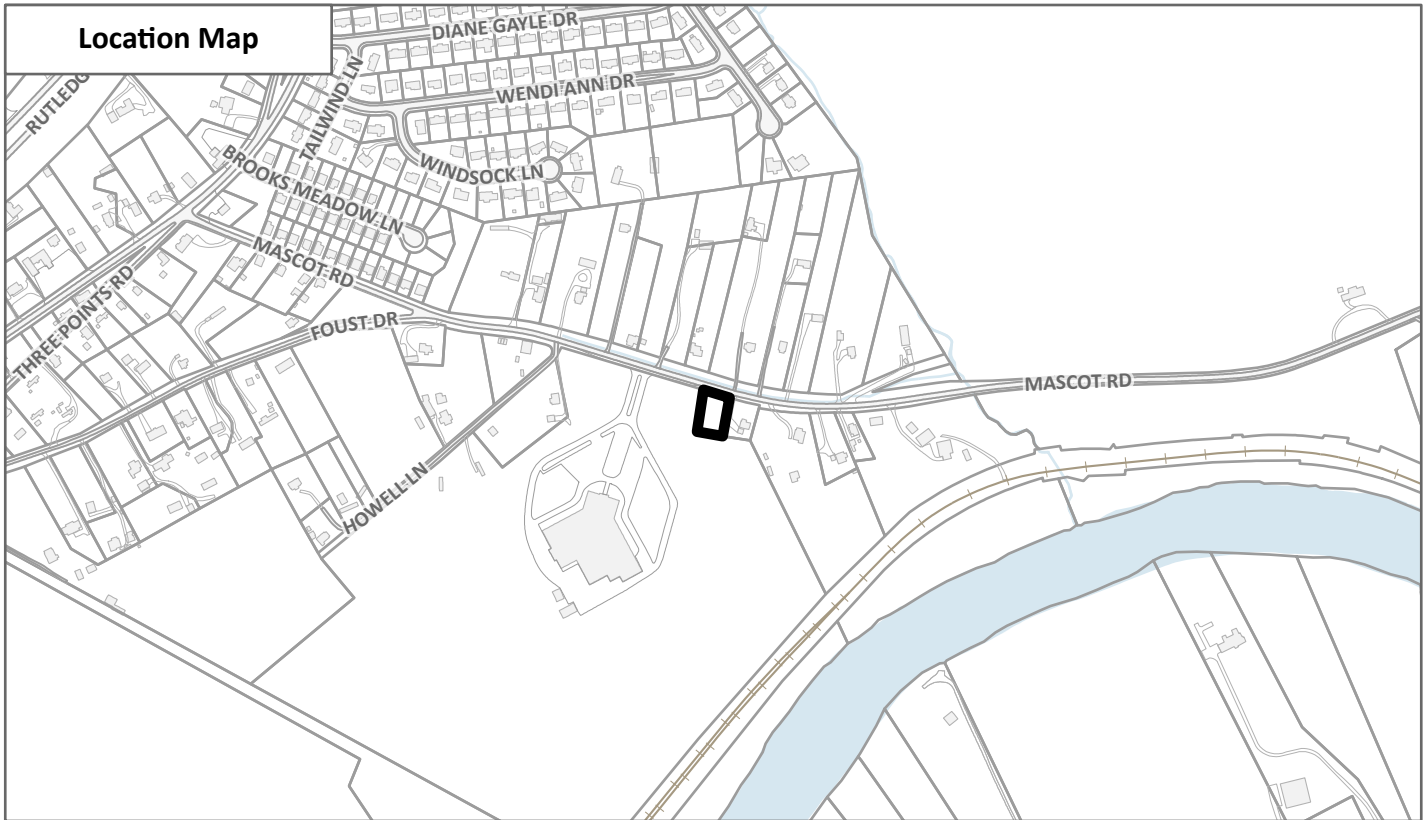


Original Print Date: 3/28/2025

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Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

5-R-25-RZ / 5-G-25-PA

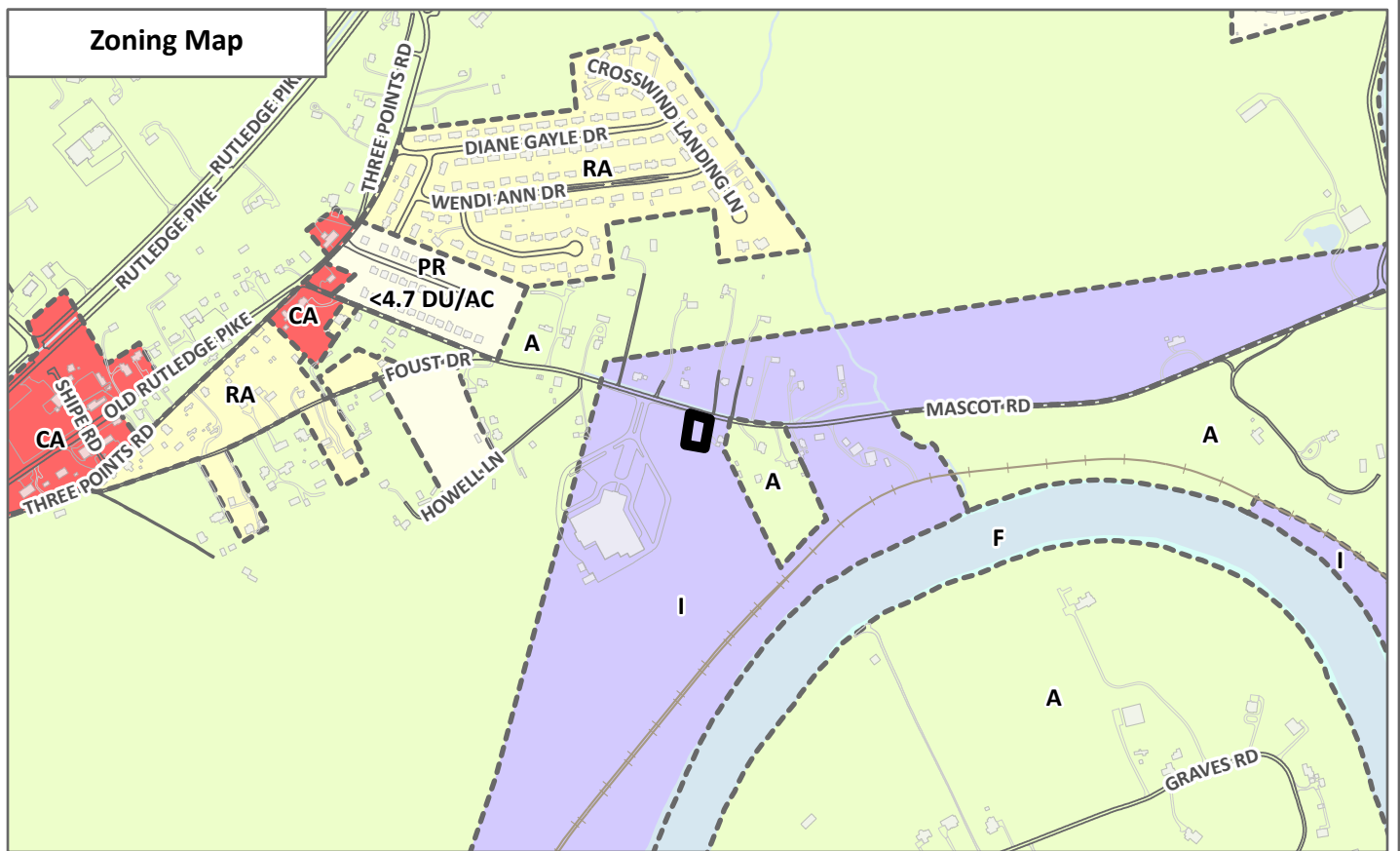


Case boundary

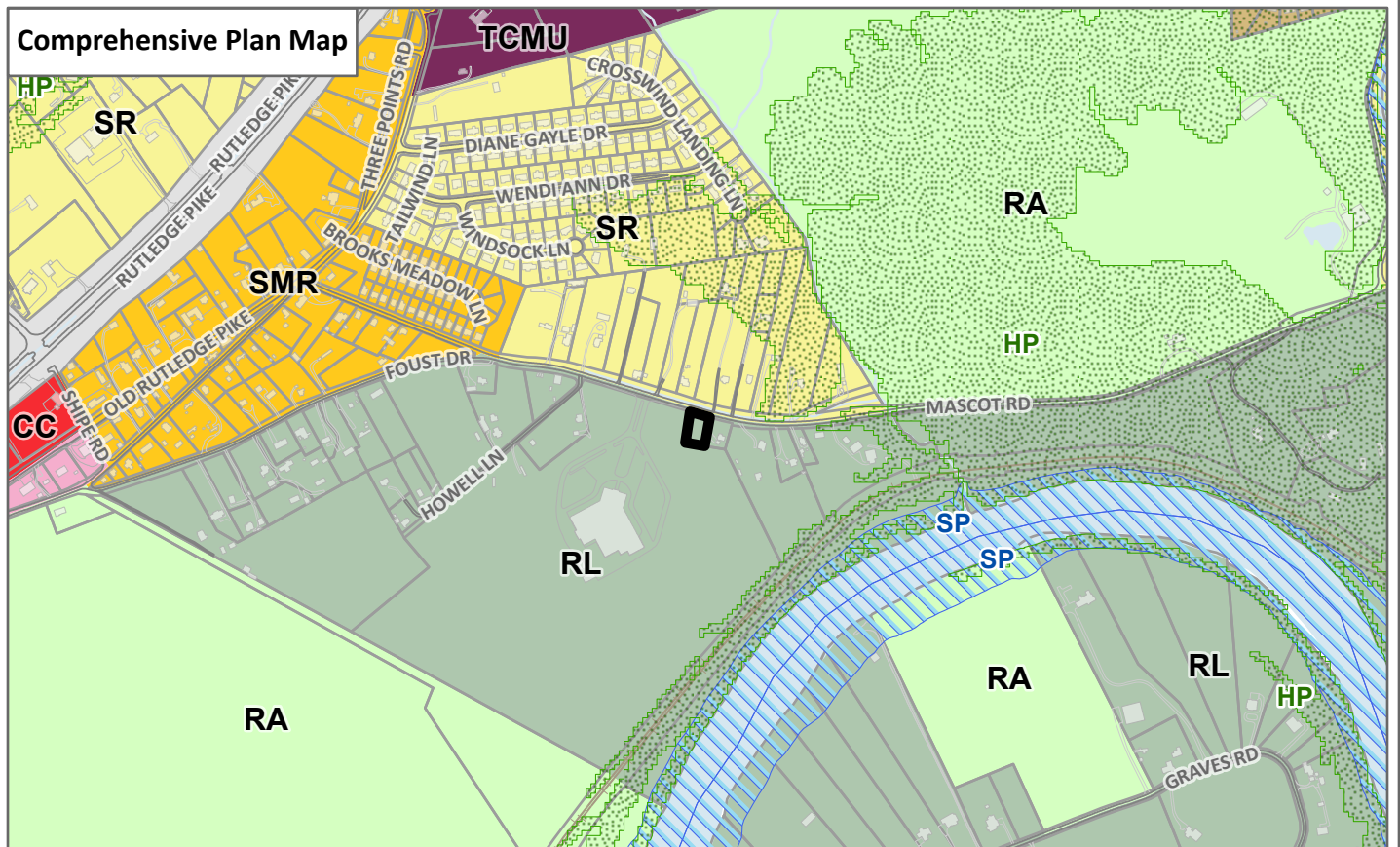
0 790
Feet



Zoning Map



Comprehensive Plan Map

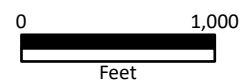


CONTEXTUAL MAPS 2

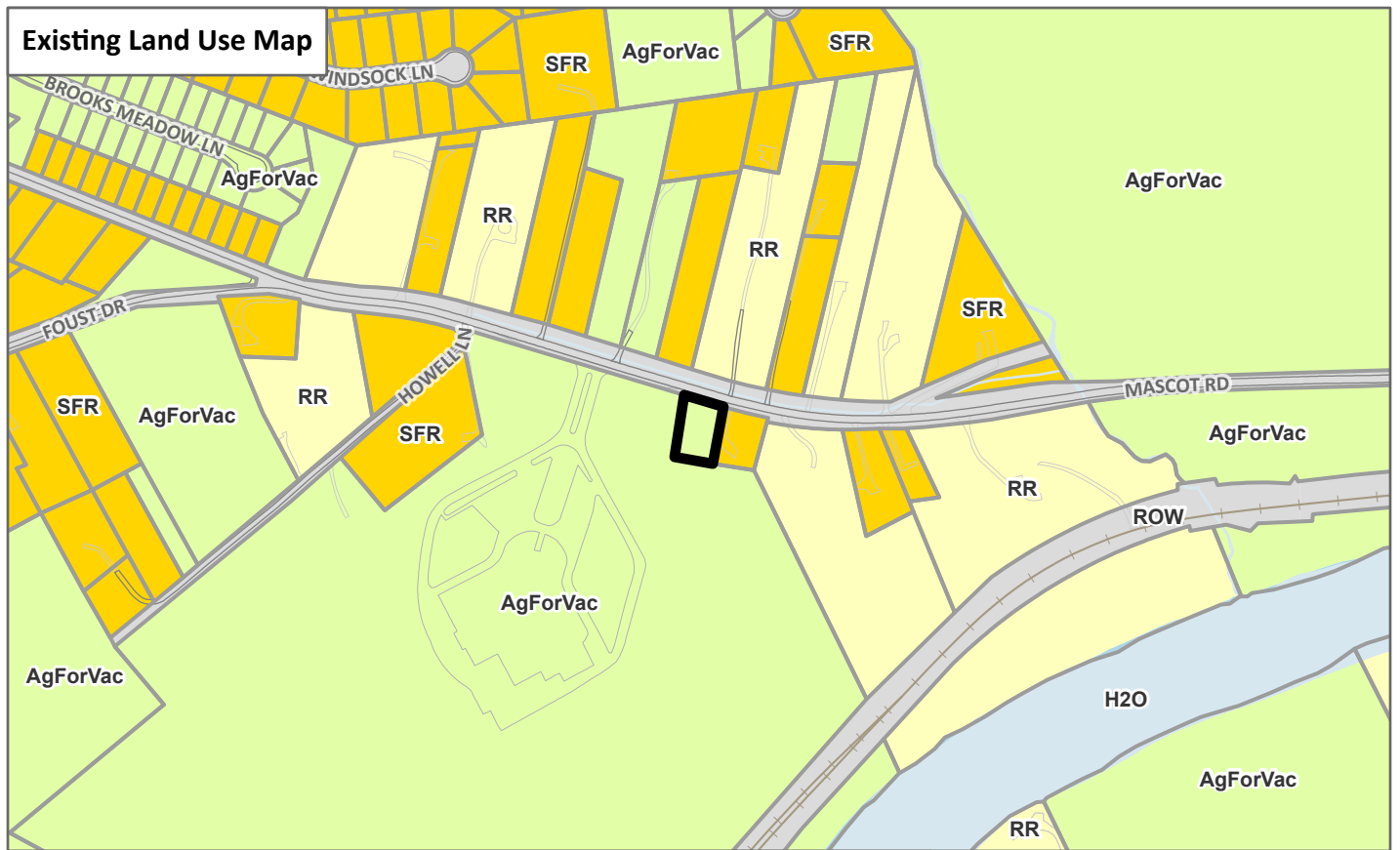
5-R-25-RZ / 5-G-25-PA



Case boundary



Existing Land Use Map



CONTEXTUAL MAPS 3

5-G-25-PA / 5-R-25-RZ



Case boundary



(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

DEVELOPMENT

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

SUBDIVISION

- ☐ Concept Plan
- ☐ Final Plat

ZONING

- ☒ Plan Amendment
 - ☐ SP
 - ☐ PA
- ☒ Rezoning

Matthew Regas

Contract Holder

Applicant Name

Affiliation

3/17/24

File Number(s)

Date Filed

Meeting Date (if applicable)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

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

Matthew Regas

Name

Company

1712 Bickerstaff Blvd

Knoxville

TN

37922

Address

City

State

ZIP

8652359587

Phone

Email

CURRENT PROPERTY INFO

David Maples

3854 Shipwatch Lane Knoxville, TN 379

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

8718 Mascot Road

052 002

Property Address

Parcel ID

Septic (permit issued from knox county)

Knox Chapman Utility District

Y

Sewer Provider

Water Provider

Septic (Y/N)

COMMUNITY ENGAGEMENT

Sign and return the **Public Notice & Community Engagement** form with this application.

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.**

View Form

JULY 2024

DEVELOPMENT REQUEST

☐ Development Plan ☐ Use on Review / Special Use ☐ Hillside Protection COA
☒ Residential ☐ Non-Residential

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

N/A

Proposed Subdivision Name

Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel

Total Number of Lots Created

☐ Other (specify) _____

☐ Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

☒ Zoning Change

RA- Rural Agricultural **Low Density Residential**

Proposed Zoning

☒ Plan Amendment Change

Suburban Residential **RA - Rural Agricultural**

Proposed Plan Designation(s)

1 (

Proposed Density (units/acre)

Previous Rezoning Requests

☐ Other (specify) _____

Pending Plat File Number

STAFF USE ONLY

PLAT TYPE

☐ Staff Review ☐ Planning Commission

ATTACHMENTS

☐ Property Owners / Option Holders ☐ Variance Request
☐ Amendment Request (*Comprehensive Plan*)

ADDITIONAL REQUIREMENTS

☐ Use on Review / Special Use (*Concept Plan*)
☐ Traffic Impact Study
☐ COA Checklist (*Hillside Protection*)

Fee 1

Total

Fee 2

Fee 3

AUTHORIZATION

By signing below, 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. If there are additional owners or options holders, each additional individual must sign the Property Owners/Option Holders Form.

Matthew C Regas

3.17.24

Applicant Signature

Print Name / Affiliation

Date

865-235-9587

Phone Number

Email

Property Owner Signature

Please Print

Date Paid



Public Notice and Community Engagement

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.

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).

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.

04/25/2025

05/09/2025

Date to be Posted

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

A handwritten signature in black ink, appearing to read "McArthur", written over a horizontal line.

Applicant Signature

A handwritten name in black ink, "McArthur, Riley", written over a horizontal line.

Applicant Name

3-17-24

Date

FILE NUMBER