

# REZONING REPORT

▶ **FILE #:** 4-D-26-RZ

**AGENDA ITEM #:** 32

**AGENDA DATE:** 4/9/2026

▶ **APPLICANT:** NEAL W PARKMAN

OWNER(S): Neal W Parkman

TAX ID NUMBER: 89 K A 003

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 3230 GEORGE LIGHT RD

▶ **LOCATION:** East side of George Light Rd, east of Pellissippi Pkwy

▶ **APPX. SIZE OF TRACT:** 1.54 acres

GROWTH POLICY PLAN: Planned Growth Area

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.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

FIRE DISTRICT: Karns Fire Department

WATERSHED: Beaver Creek

▶ **CURRENT ZONING:** RA (Low Density Residential), TO (Technology Overlay)

▶ **REQUESTED ZONING:** PR (Planned Residential), TO (Technology Overlay)

▶ **EXISTING LAND USE:** Single Family Residential

▶ **DENSITY PROPOSED:** up to 6 du/ac

EXTENSION OF ZONING: 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).

SURROUNDING LAND USE AND ZONING: North: Single family residential - RA (Low Density Residential), TO (Technology Overlay)

South: Single family residential - PR (Planned Residential) up to 5 du/ac, TO (Technology Overlay)

East: Single family residential, agriculture/forestry/vacant land - PR (Planned Residential) up to 5 du/ac, TO (Technology Overlay)

West: Public/quasi public land (church), agriculture/forestry/vacant/land - PR(k) (Planned Residential with conditions) up to 5 du/ac, A (Agricultural), TO (Technology Overlay)

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.

## STAFF RECOMMENDATION:

▶ **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.**

**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.

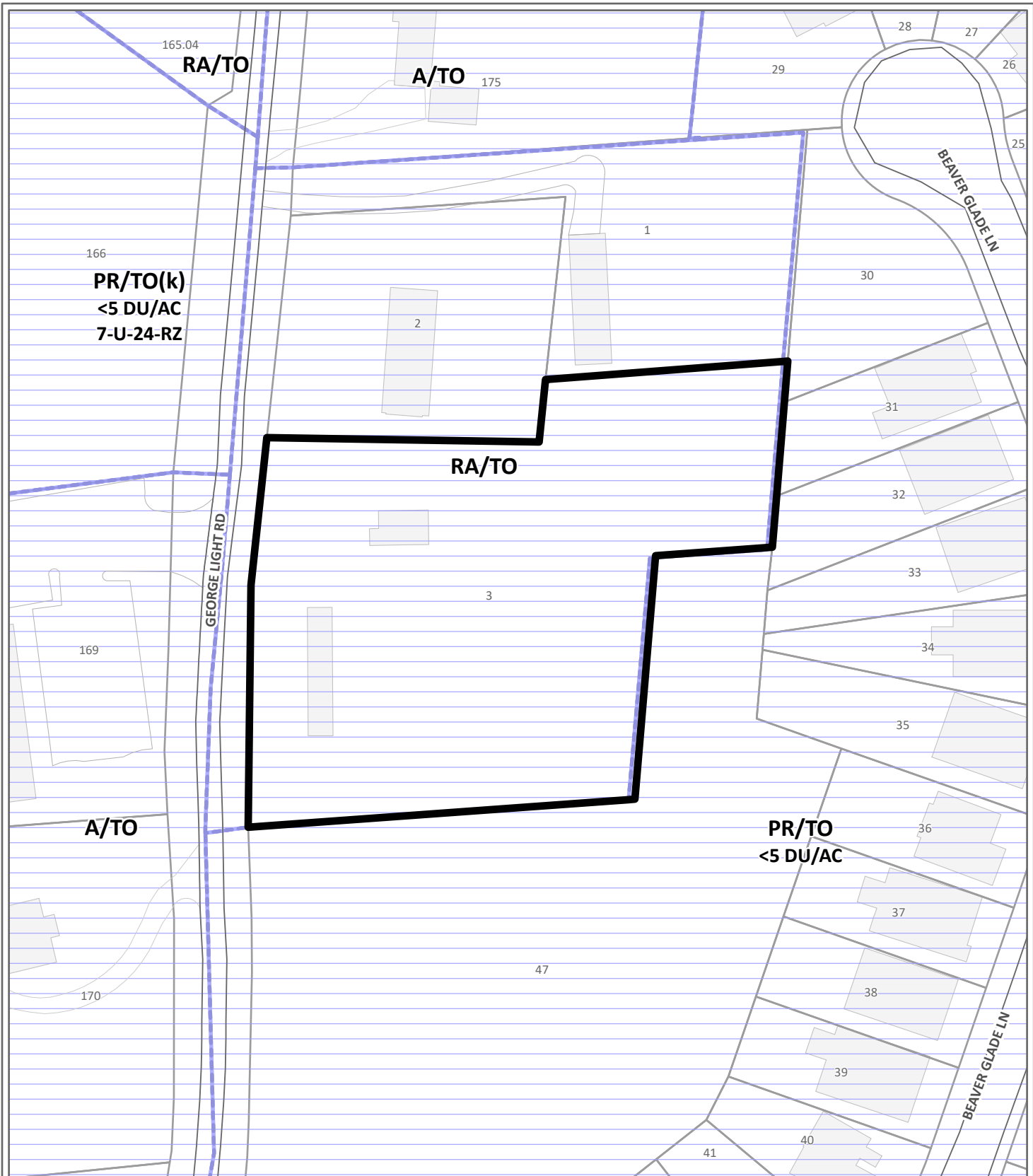
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: 3 (public school children, grades K-12)

Schools affected by this proposal: Mill Creek Elementary, Hardin Valley Middle, and Karns 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 5/11/2026. 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.



**REZONING**

**4-D-26-RZ**

**Petitioner: Neal W Parkman**

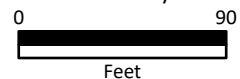


**From:** RA (Low Density Residential), TO (Technology Overlay)

**To:** PR (Planned Residential) up to 6 du/ac, TO (Technology Overlay)

**Map No: 89**

**Jurisdiction: County**



**Original Print Date: 3/2/2026**

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

# Exhibit A. Contextual Images



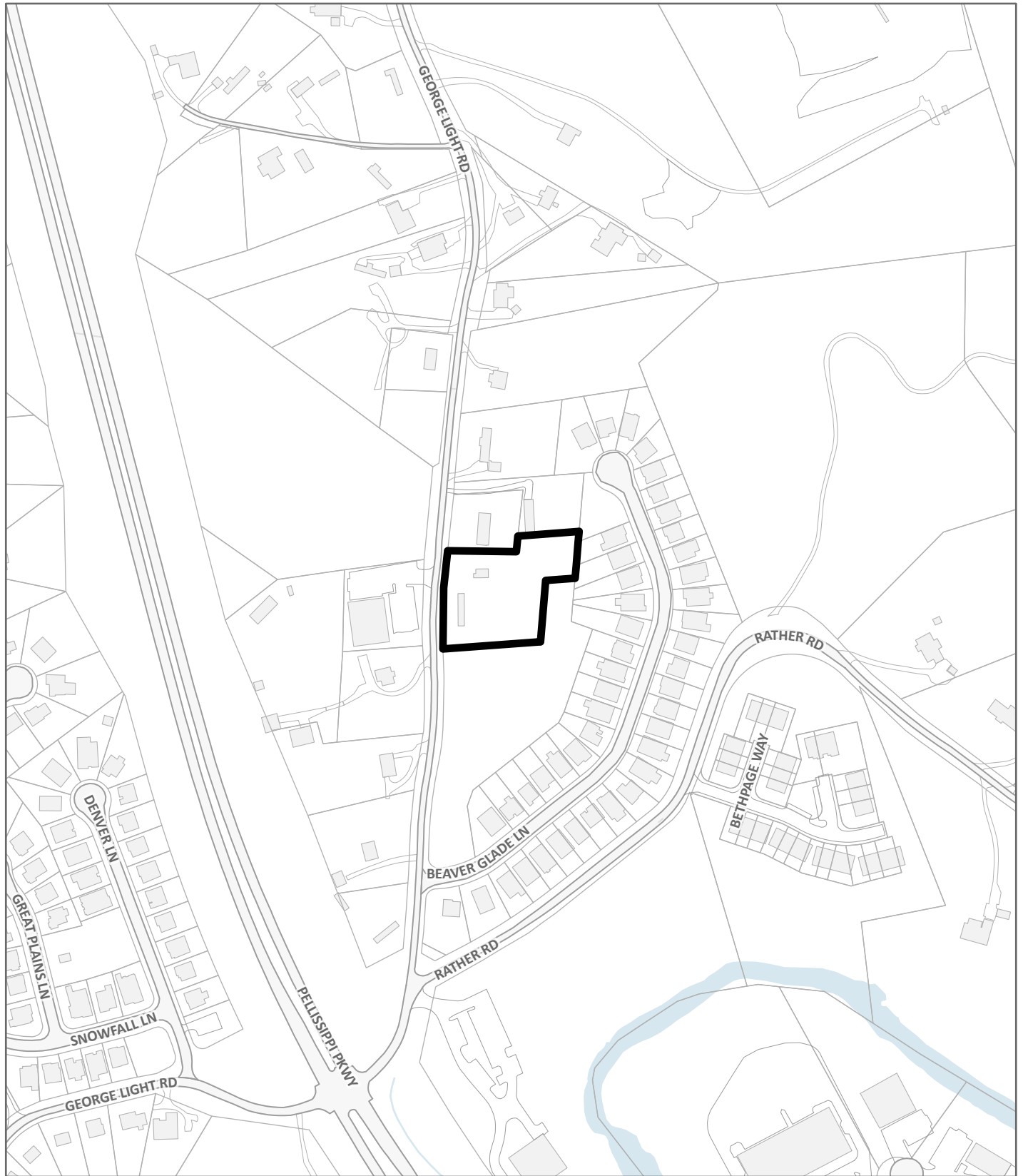
## AERIAL MAP



Case boundary



# Exhibit A. Contextual Images

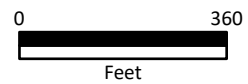


**LOCATION MAP**

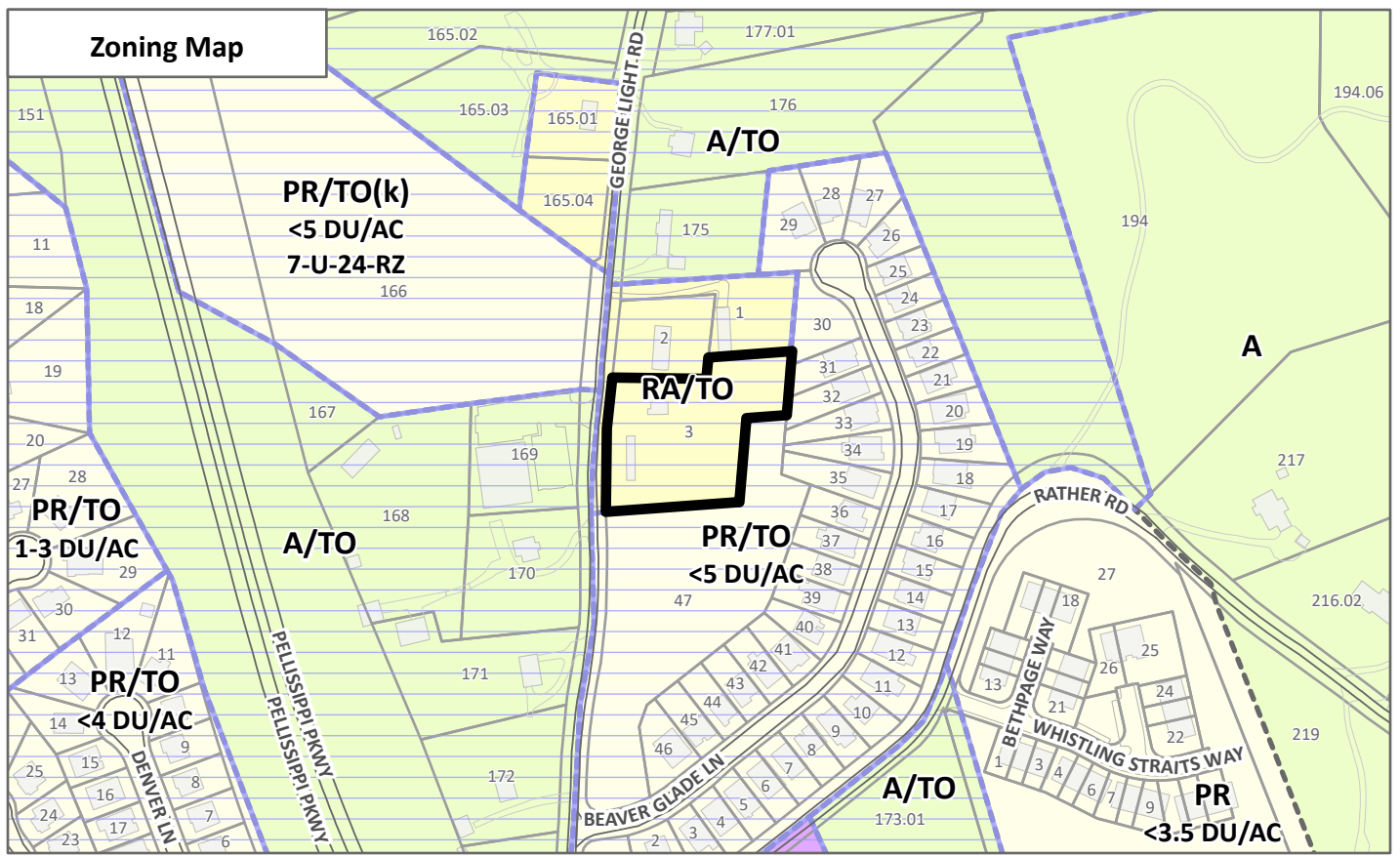
**4-D-26-RZ**



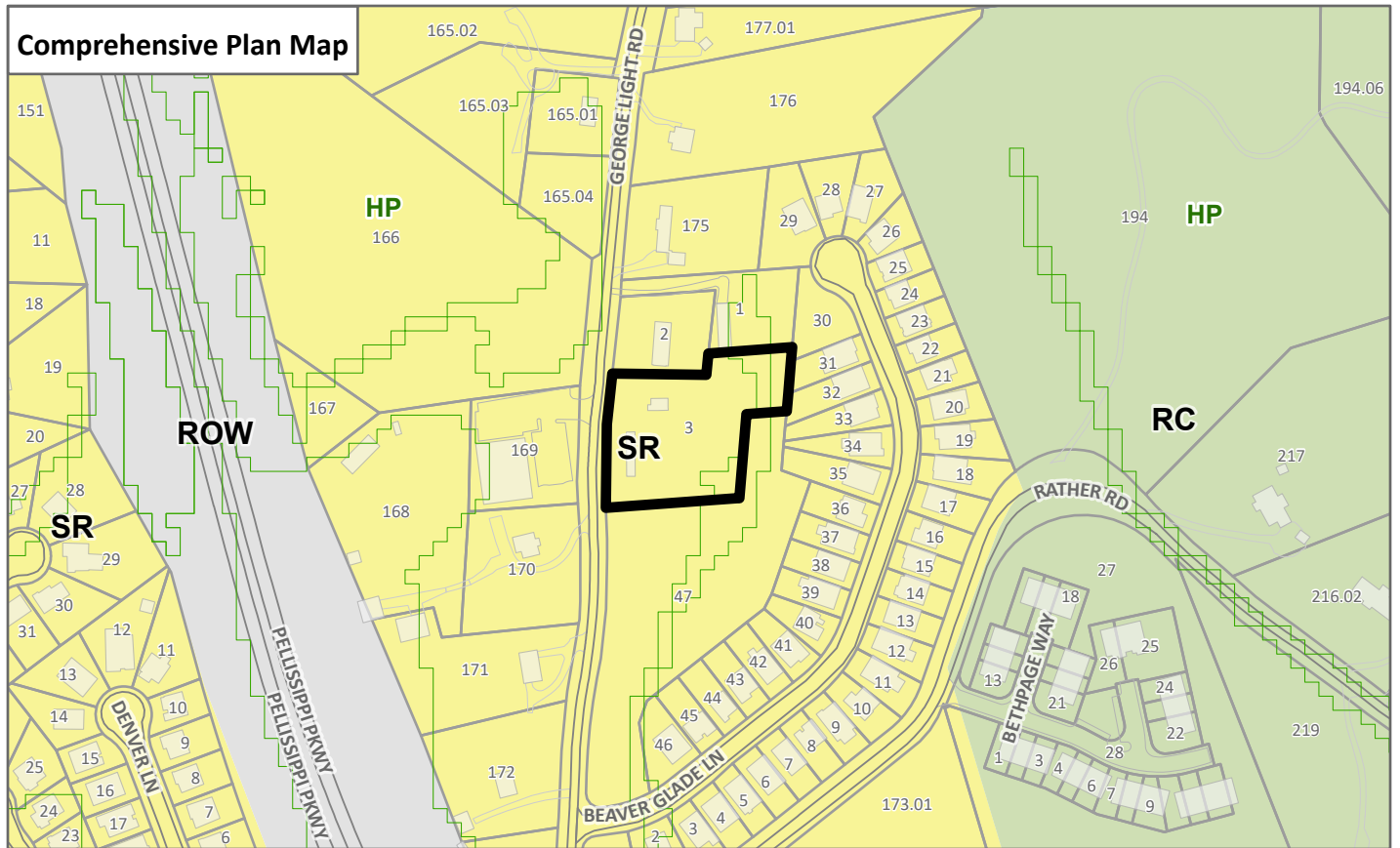
Case boundary



**Zoning Map**



**Comprehensive Plan Map**

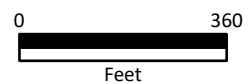


**EXHIBIT A, CONTEXTUAL MAPS**

**4-D-26-RZ**



Case boundary



Existing Land Use Map

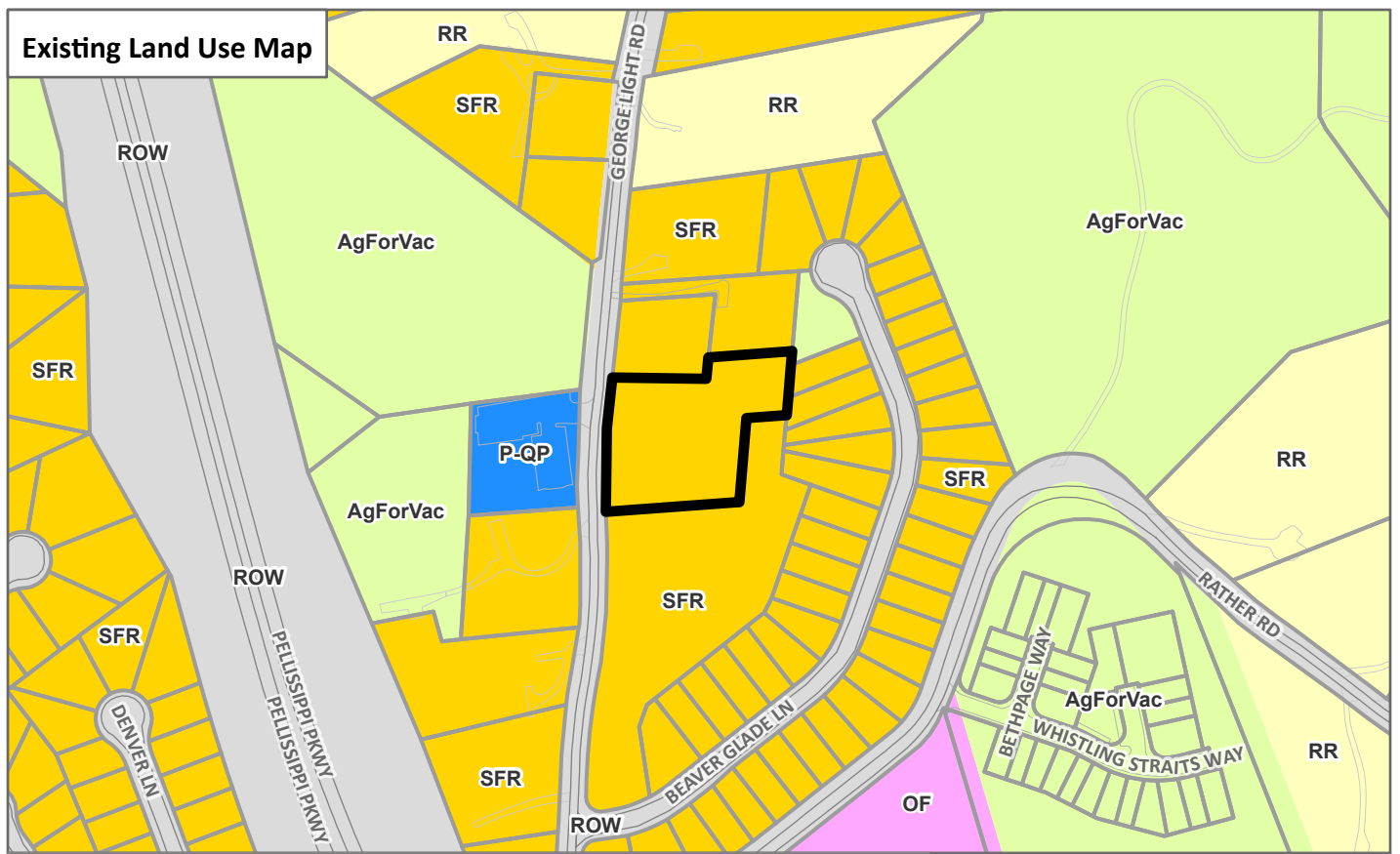
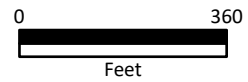


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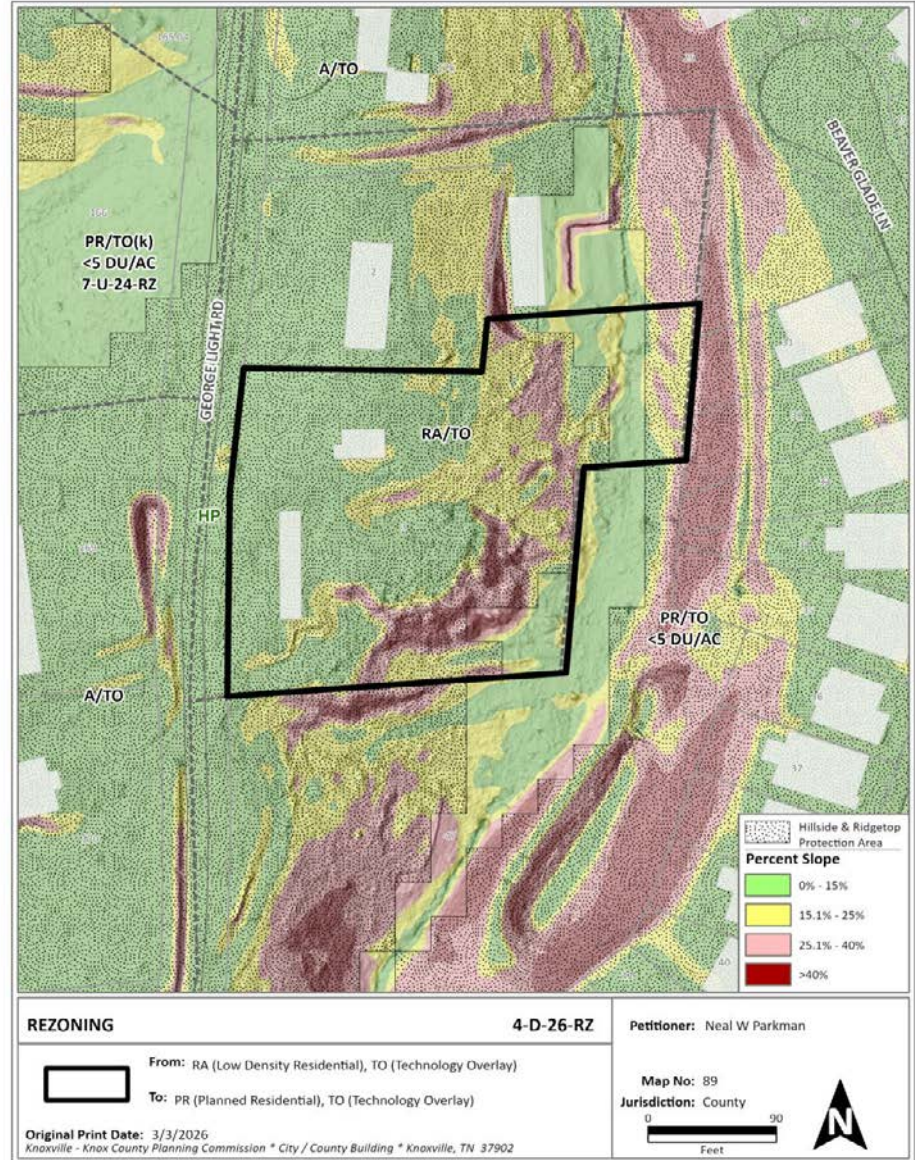
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Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
<b>Total Area of Site</b>	<b>1.54</b>		
Non-Hillside	0.18	N/A	
0-15% Slope	0.72	100%	0.72
15-25% Slope	0.37	50%	0.19
25-40% Slope	0.21	20%	0.04
Greater than 40% Slope	0.05	10%	0.01
Ridgetops			
<b>Hillside Protection (HP) Area</b>	<b>1.35</b>	Recommended disturbance budget within HP Area (acres)	<b>0.95</b>
		Percent of HP Area	<b>70.2%</b>



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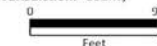


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# Public Notice and Community Engagement

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). The contact information you provide in your application may be used for that purpose. 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.*

03/27/2026

Date to be Posted

04/10/2026

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

Neal W Parkman

Date

01-20-2026