

# REZONING REPORT

▶ **FILE #:** 4-F-26-RZ

**AGENDA ITEM #:** 33

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

▶ **APPLICANT:** BILLY R HENSLEY

OWNER(S): Billy R Hensley

TAX ID NUMBER: 51 D B 016

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 8616 MASCOT RD (8618 Mascot Rd)

▶ **LOCATION:** South side of Mascot Rd, north of Foust Dr

▶ **APPX. SIZE OF TRACT:** 0.69 acres

GROWTH POLICY PLAN: Planned Growth Area

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.

UTILITIES: Water Source: Northeast Knox Utility District

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Holston River and French Broad River

▶ **CURRENT ZONING:** A (Agricultural)

▶ **REQUESTED ZONING:** RA (Low Density Residential)

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

▶ EXTENSION OF ZONING: Yes, it is an extension.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Single family residential - PR (Planned Residential) up to 4.7 du/ac

South: Single family residential - RA (Low Density Residential), A (Agricultural)

East: Single family residential - A (Agricultural)

West: Single family residential - A (Agricultural)

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.

**STAFF RECOMMENDATION:**

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

**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 residential density in the area has increased since 2000, with multiple rezonings from A (Agricultural) to RA (Low Density Residential) and PR (Planned Residential) up to 2 and 4.7 dwelling units per acre.
2. The 46-unit Brooks Meadow single-family subdivision was completed in 2024 and lies across the street from the subject property.
3. The subject property does not meet the 1 acre minimum lot size of its current A zoning and features two houses. Rezoning the property to RA would allow the lot to be subdivided to be in compliance with the zoning code.

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 areas with low population densities. It is compatible with the surrounding residential zoning, which includes properties zoned RA, A, and PR up to 2-4.7 du/ac.
2. Rezoning 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 primarily allows residential and civic uses, which aligns with the existing residential character of the 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 a low-density residential zone that allows single family houses and duplexes with use on review approval by the Planning Commission. These uses are consistent with the existing residential character.
2. Mascot Road is a minor collector that intersects with Old Rutledge Pike, another minor collector, 400 feet to the west of the subject property. These roads would be minimally affected by development permitted under the RA zone, and traffic would not be required through side streets.

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:

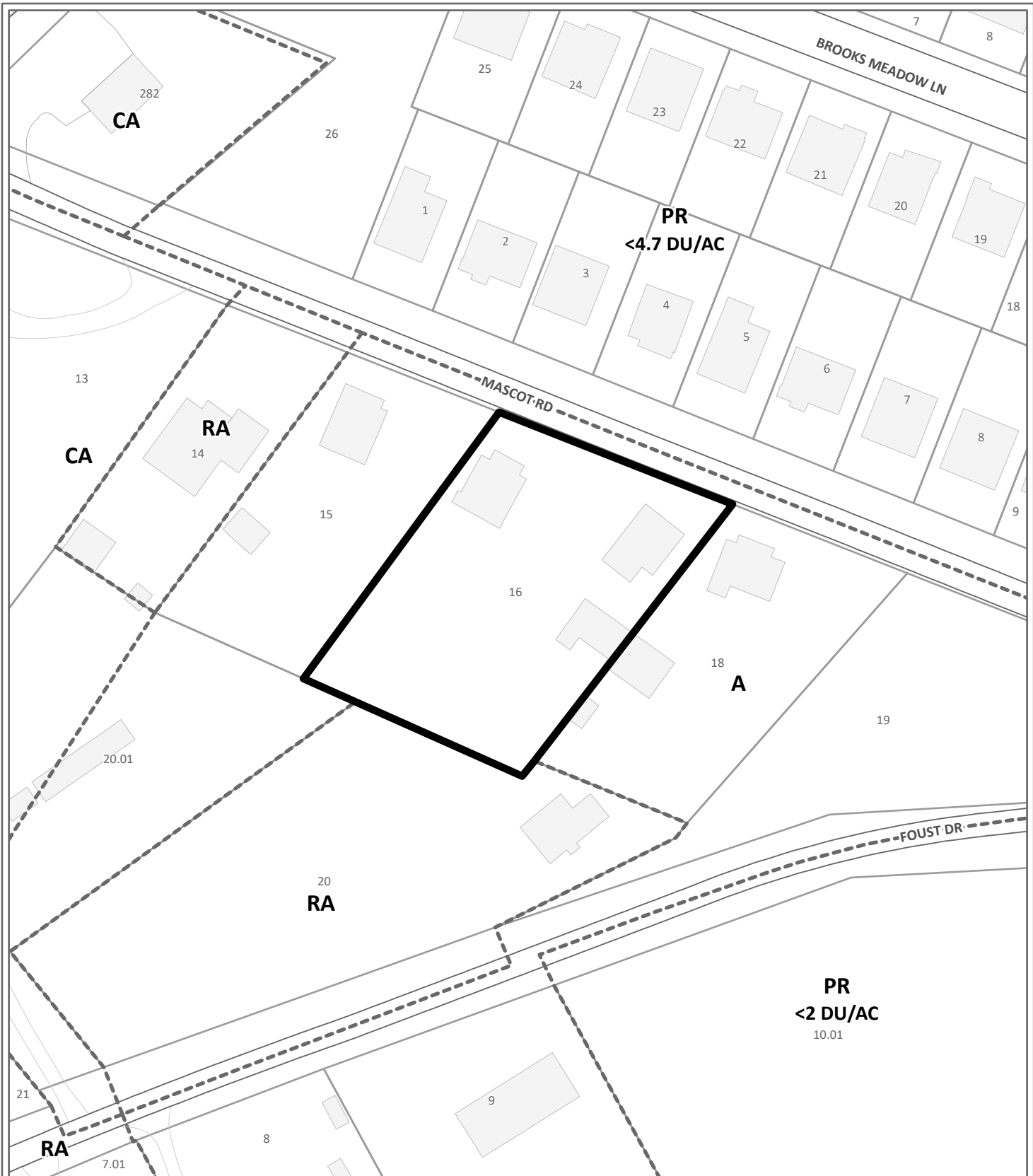
1. The property is within the SMR (Suburban Mixed Residential) place type of the Knox County Comprehensive Plan, which lists the RA zone as directly related. The housing mix of the SMR place type calls for single family houses on small lots and attached residential houses such as duplexes, both of which are permitted in the RA zone.
2. The recommended rezoning complies with the Comprehensive Plan's Implementation Policy 2, to ensure that new 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 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.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

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

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-F-26-RZ**

**Petitioner:** Billy R Hensley

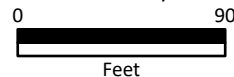


**From:** A (Agricultural)

**To:** RA (Low Density Residential)

**Map No:** 51

**Jurisdiction:** County



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

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

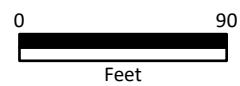
# Exhibit A. Contextual Images



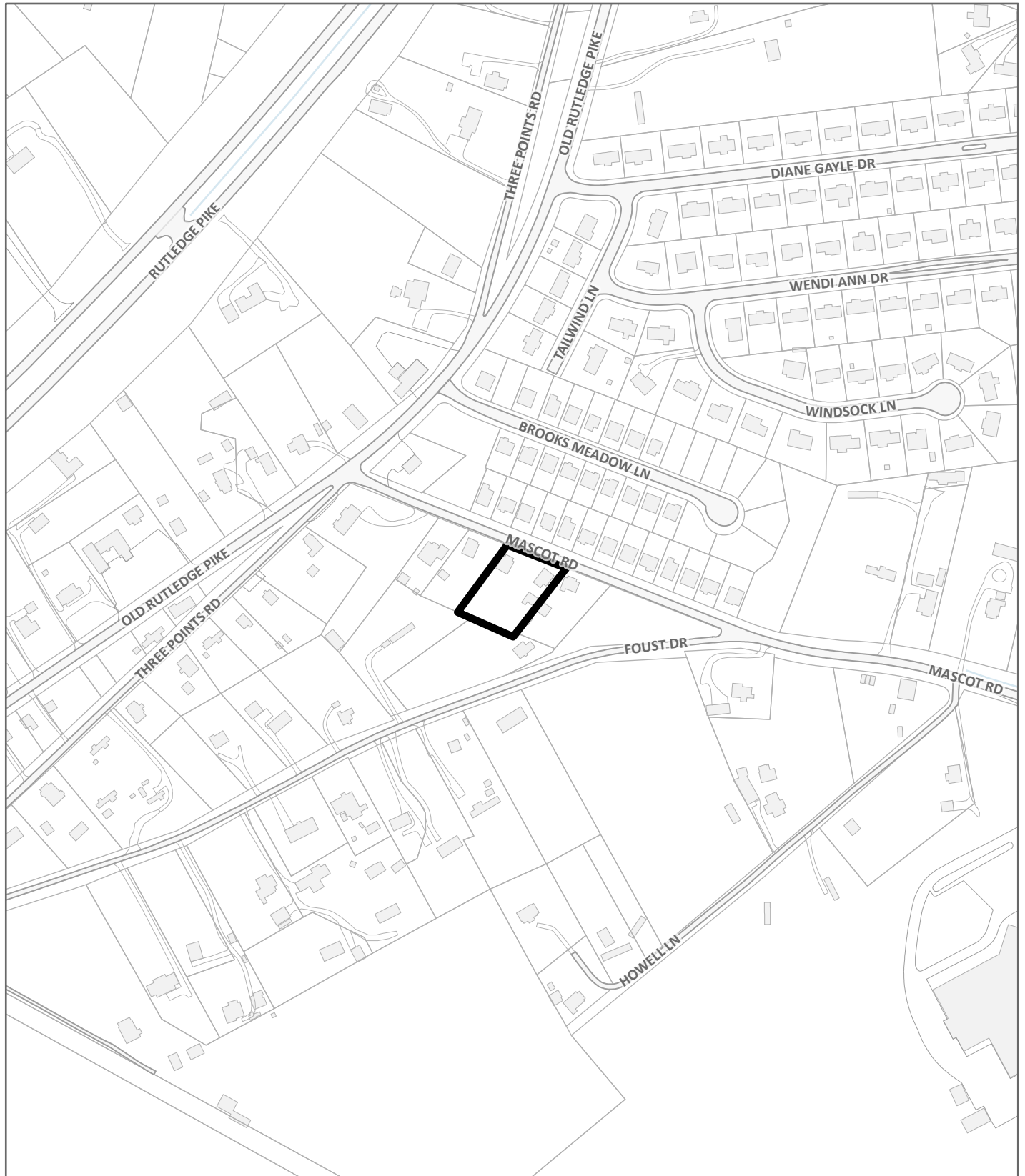
## AERIAL MAP



Case boundary



# Exhibit A. Contextual Images



**LOCATION MAP**

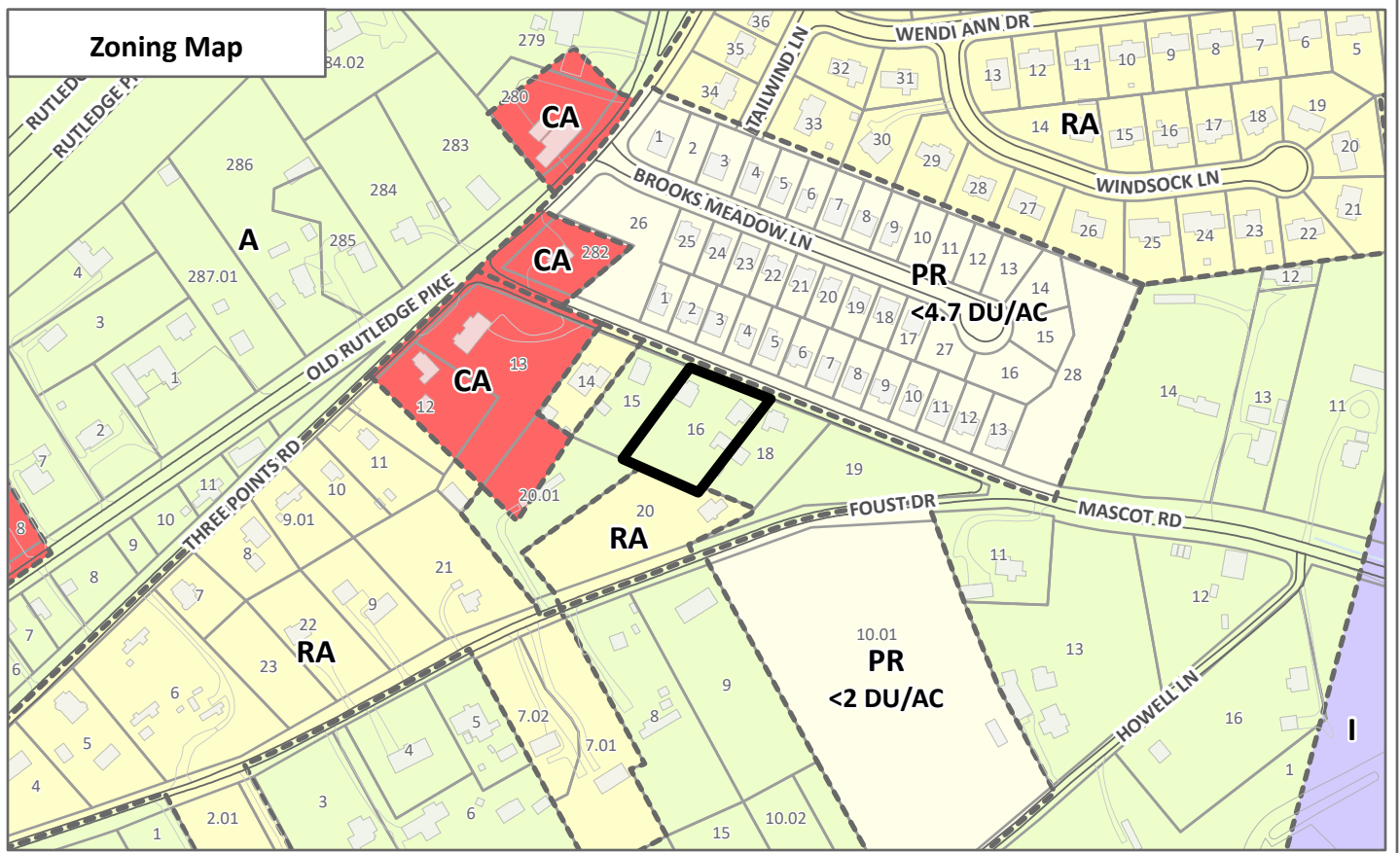
**4-F-26-RZ**



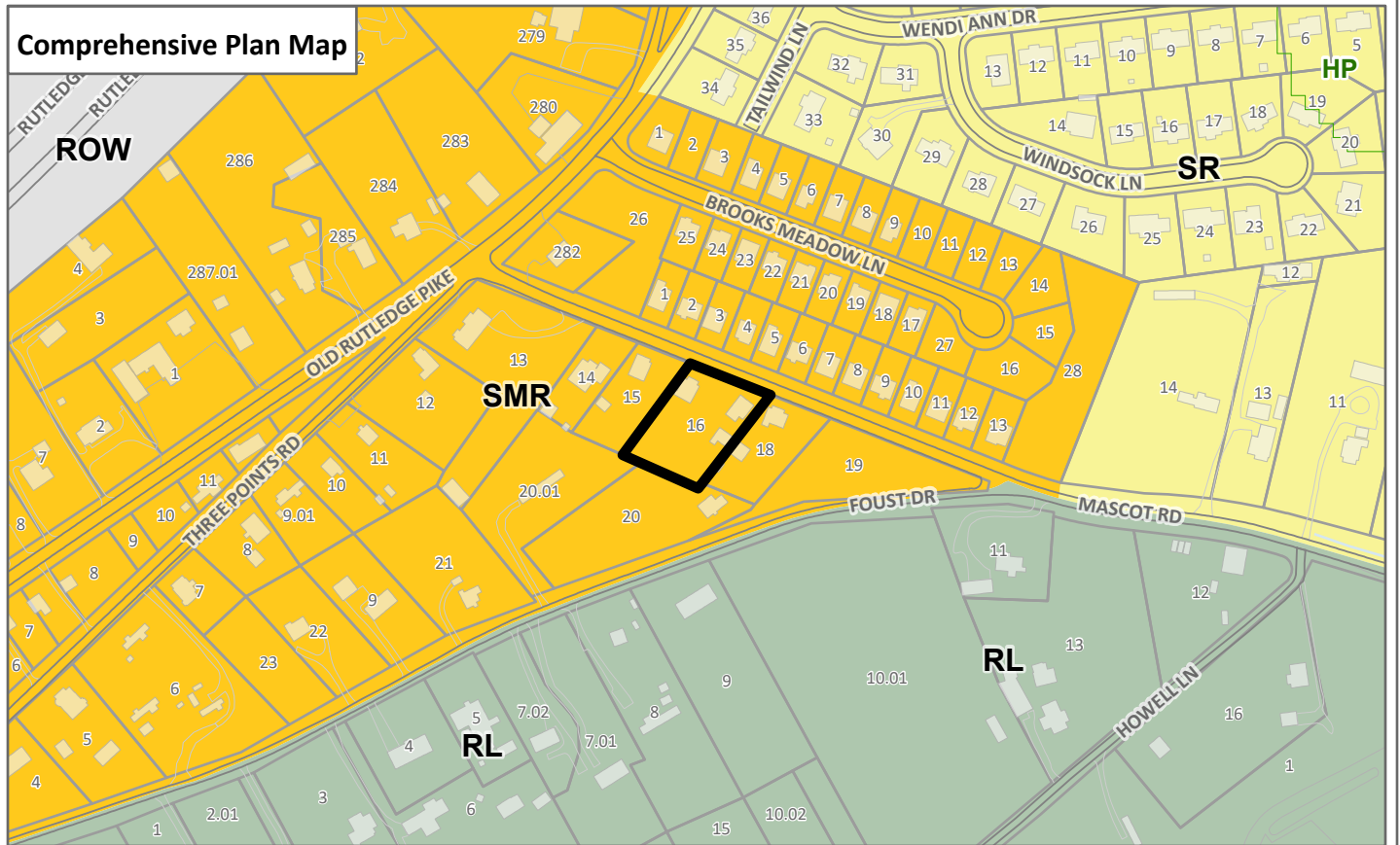
Case boundary



### Zoning Map



### Comprehensive Plan Map

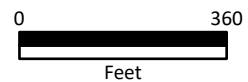


### EXHIBIT A, CONTEXTUAL MAPS

4-F-26-RZ



Case boundary



Existing Land Use Map

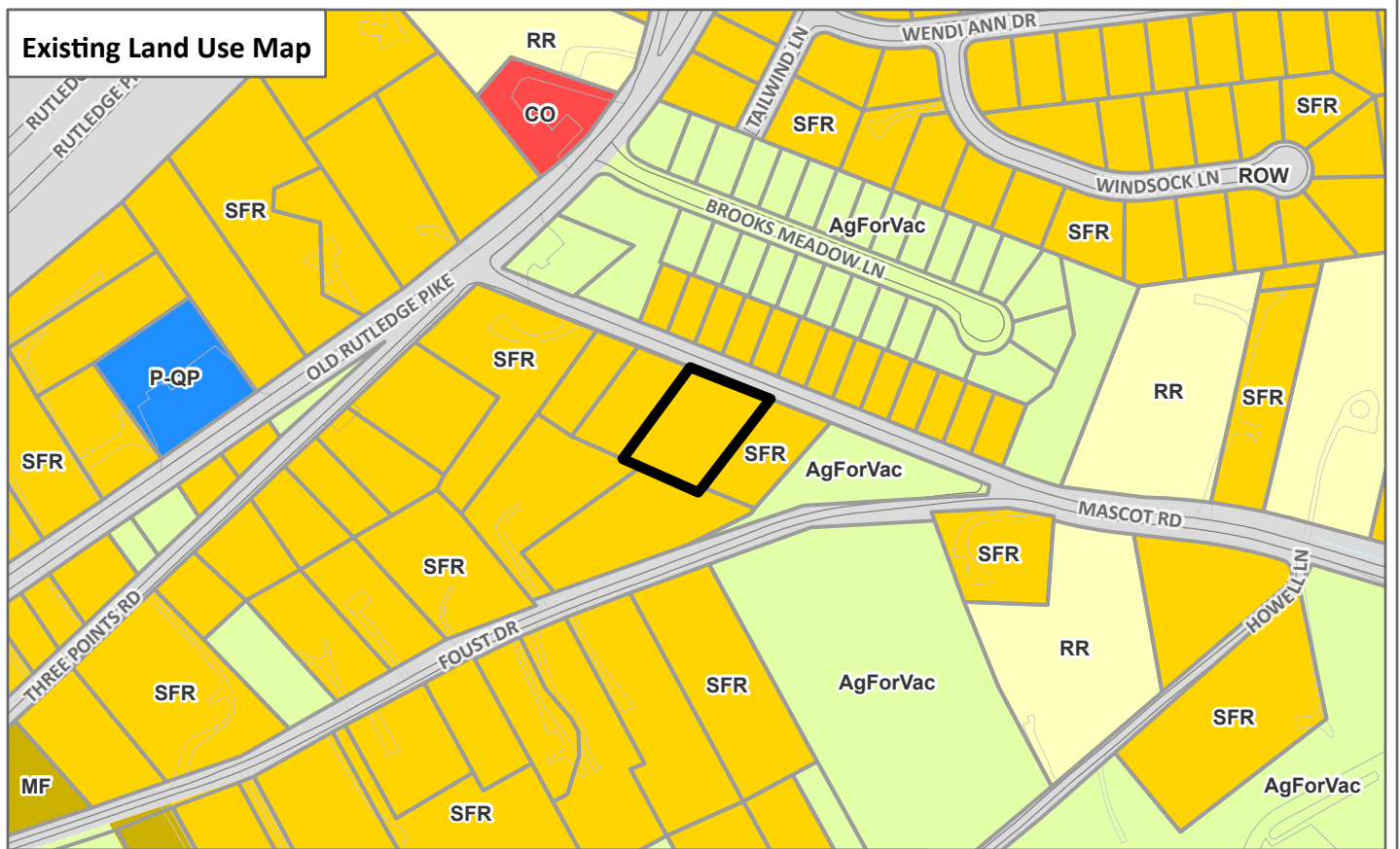
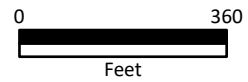


EXHIBIT A, CONTEXTUAL MAPS

4-F-26-RZ



Case boundary



# 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.**

03/28/2026

Date to be Posted


04/11/2026

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

Billy R. Hensley  
Applicant Name

2-05-26  
Date