

# REZONING REPORT

▶ **FILE #:** 4-T-26-RZ

**AGENDA ITEM #:** 41

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

▶ **APPLICANT:** JOSH HAUN  
OWNER(S): Sean & Stephanie Smith

TAX ID NUMBER: 143 059 [View map on KGIS](#)

JURISDICTION: County Commission District 5

STREET ADDRESS: 510 LOOP RD

▶ **LOCATION:** North of Loop Rd, east of Concord Rd

▶ **APPX. SIZE OF TRACT:** 1.93 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via a 10 ft wide access easement off of Loop Road, a minor collector with 20 ft of pavement width within a 50-ft right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Turkey Creek

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

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

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

▶ EXTENSION OF ZONING: No, it is not an extension.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING:

North: Agriculture/forestry/vacant land - R-2 (Low Density Residential) in the Town of Farragut

South: Multifamily residential, agriculture/forestry/vacant land - PR (Planned Residential) up to 6 du/ac, A (Agricultural) in Knox County

East: Multifamily residential - PR (Planned Residential) up to 6 du/ac in Knox County

West: Single family residential - R-2 (Low Density Residential) in the Town of Farragut

NEIGHBORHOOD CONTEXT: The subject property abuts the Concord Villas townhouse subdivision and it is in an area that features a mix of multifamily and single family subdivisions interspersed with large single family lots. There is commercial development 1 mile to the northwest along the Kingston Pike corridor, and Concord Greenway and the Tennessee River lie 0.4 miles to the southwest.

**STAFF RECOMMENDATION:**

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

**COMMENTS:**

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 16.30.01, 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 DISTRICTS AFFECTED, OR IN THE COUNTY GENERALLY:

1. There have been several rezonings from A to PR with densities ranging from 3-6 du/ac and RA rezonings in the immediate vicinity of the property since 2016.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The RA zone provides for residential areas with low population densities. The RA zone allows single-family houses with sewer on 10,000 sq ft lots and duplexes on 12,000 sq ft lots with Use on Review approval by the Planning Commission. Without sewer, the minimum lot size is 20,000 sq ft for houses and duplexes.
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 PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. The property does not currently have sewer, but it is available for connection in the adjacent townhome subdivision.
2. This property has access to Loop Rd, a minor collector road, through an access easement. Additional lots would require improvements to the right-of-way.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

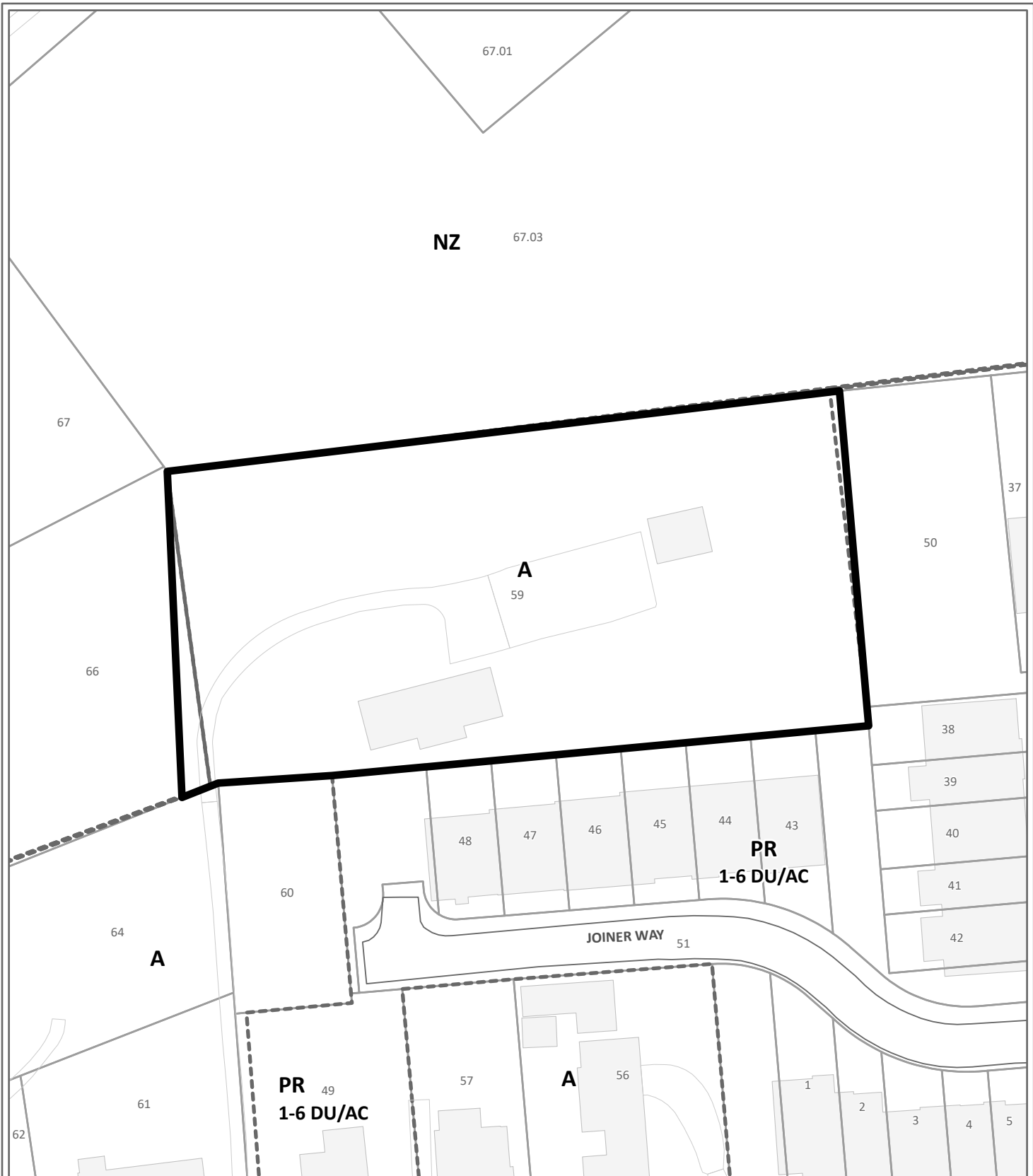
1. The property is within the SMR (Suburban Residential) place type in the Knox County Comprehensive Plan and is considered directly related, meaning the zoning district is appropriate to implement the place type.
2. This request brings the zoning into compliance with the Knox County Comprehensive Plan, as the current A zoning is not a zone that can be considered under the SMR place type. The SMR place type calls for primarily single family residential development and attached dwellings that have the scale of a single family home. The RA zone allows single family homes and duplexes.
3. The proposed rezoning is consistent with Knox County Comprehensive Plan Implementation Policy 5, which creates neighborhoods with a variety of housing types and amenities in close proximity. This rezoning is within a mile of Concord Park, and the RA zone allows single family and duplexes on small lots compared to the 1-acre minimum lot size requirement in the A zone.
4. The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services. This development is in alignment with these goals.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Farragut Primary/Intermediate, Farragut Middle, and Farragut 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-T-26-RZ**

**Petitioner: Josh Haun**

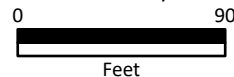


**From:** A (Agricultural)

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

**Map No:** 143

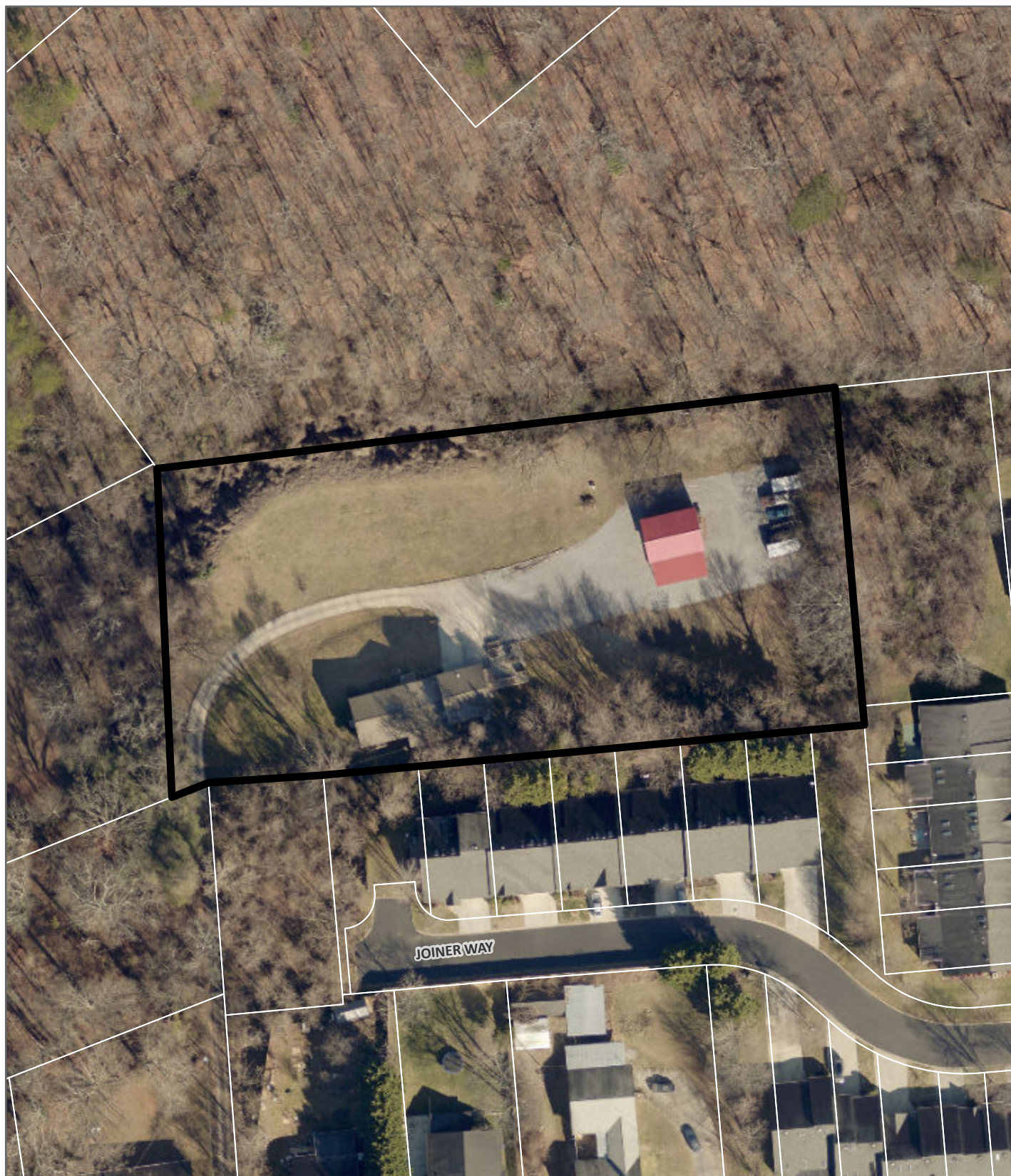
**Jurisdiction:** County



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

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

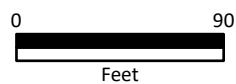
# Exhibit A. Contextual Images



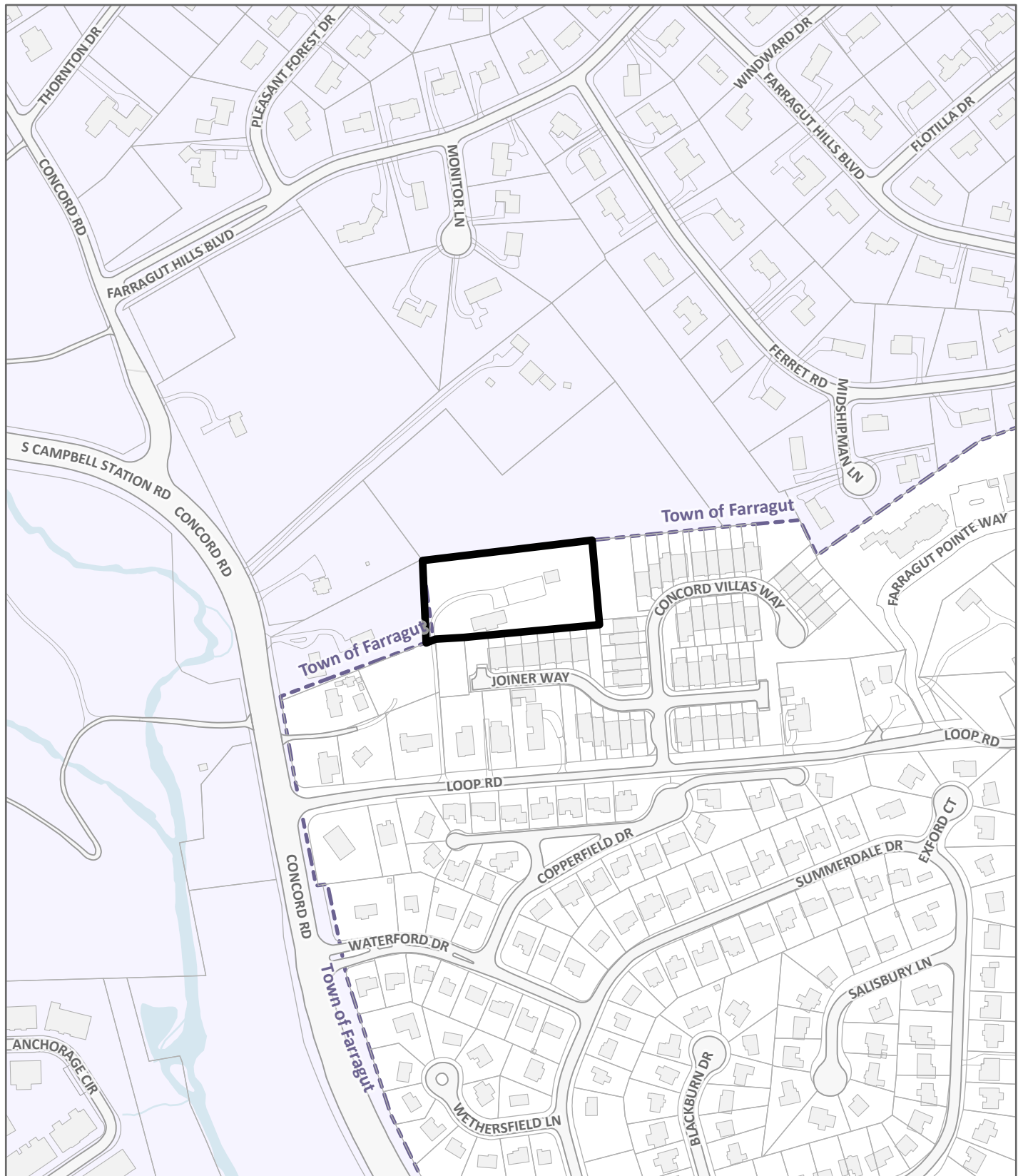
## AERIAL MAP



Case boundary



# Exhibit A. Contextual Images

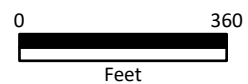


**LOCATION MAP**

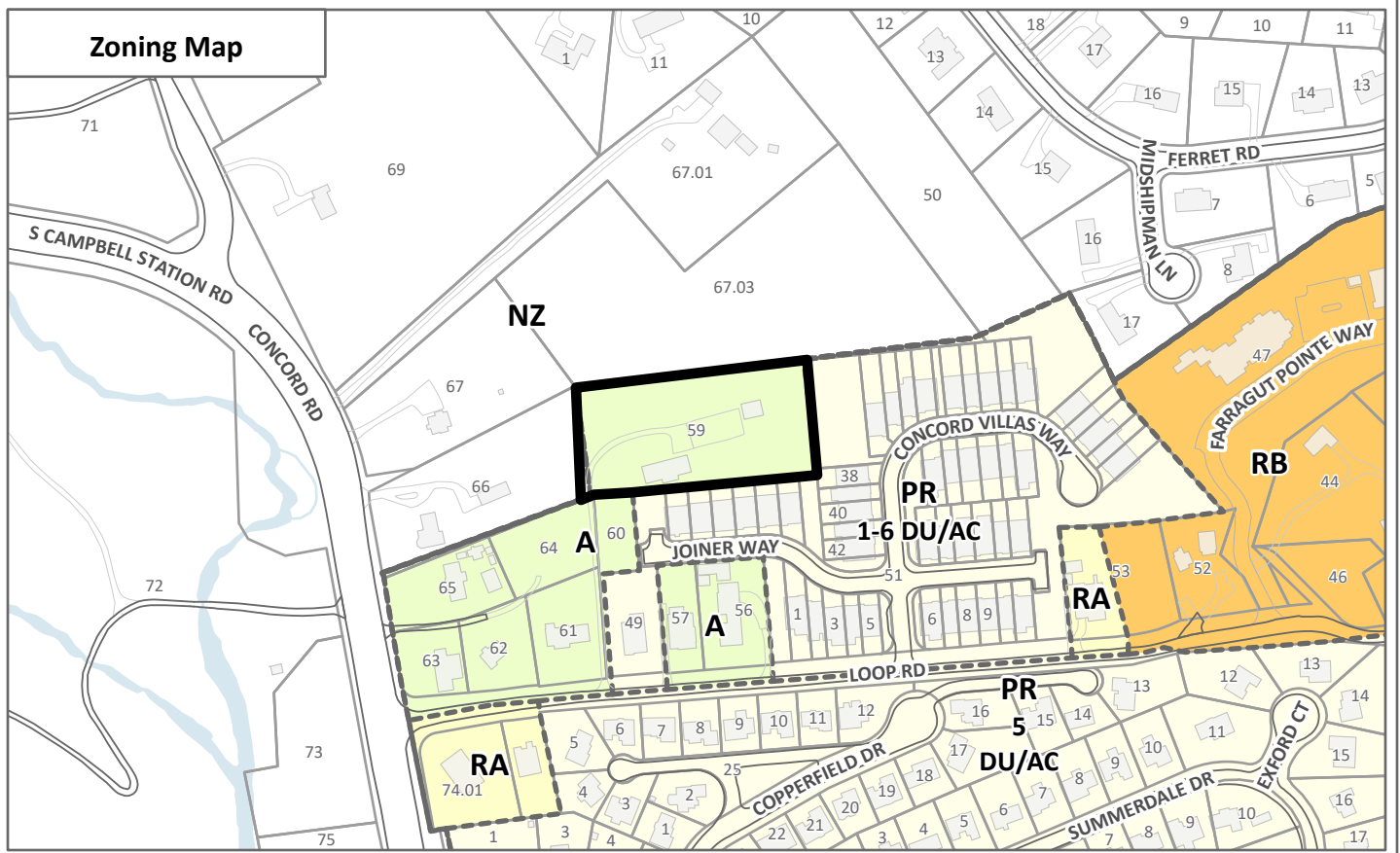
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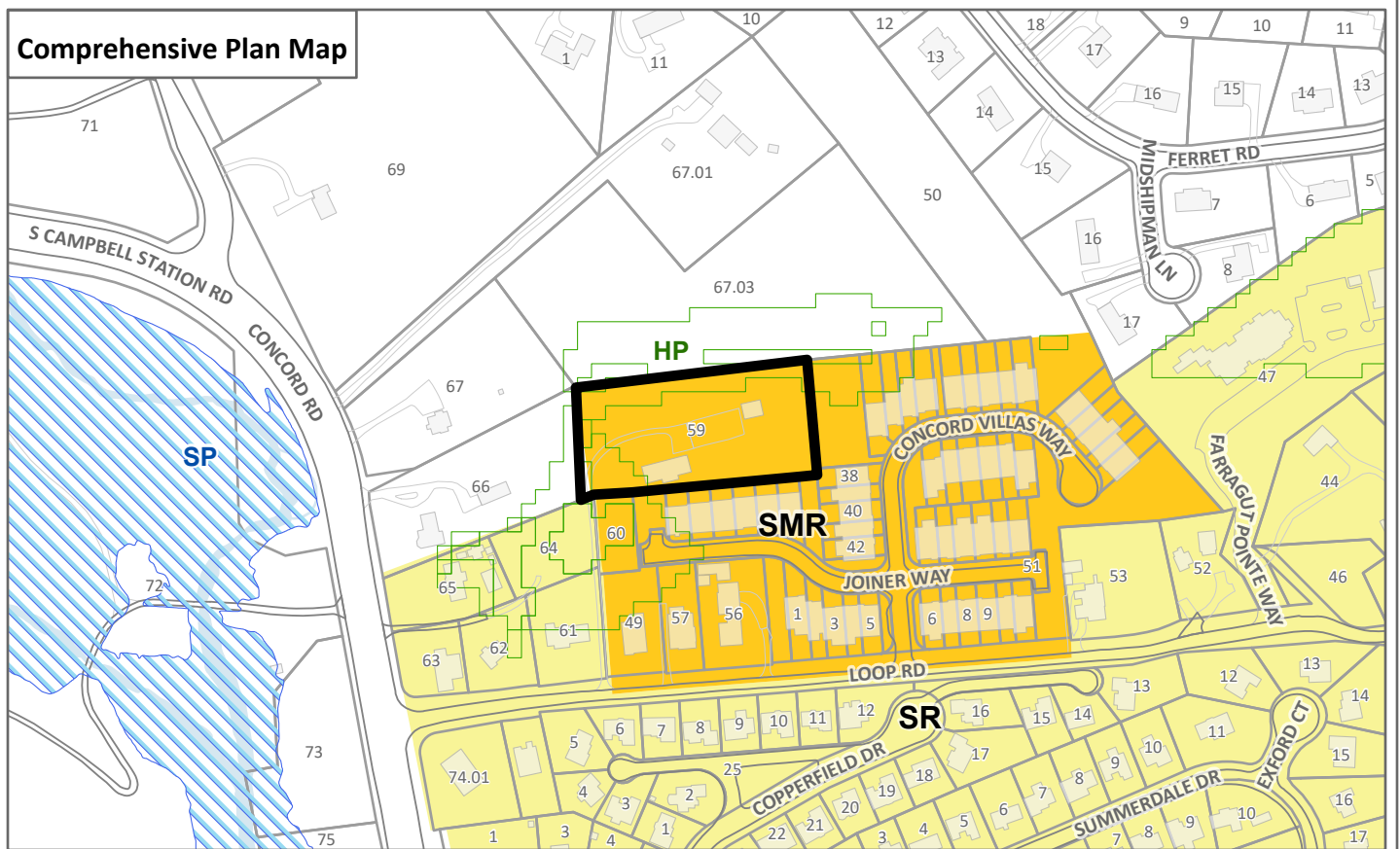
Case boundary



### Zoning Map



### Comprehensive Plan Map



### EXHIBIT A, CONTEXTUAL MAPS

4-T-26-RZ



Case boundary



Existing Land Use Map

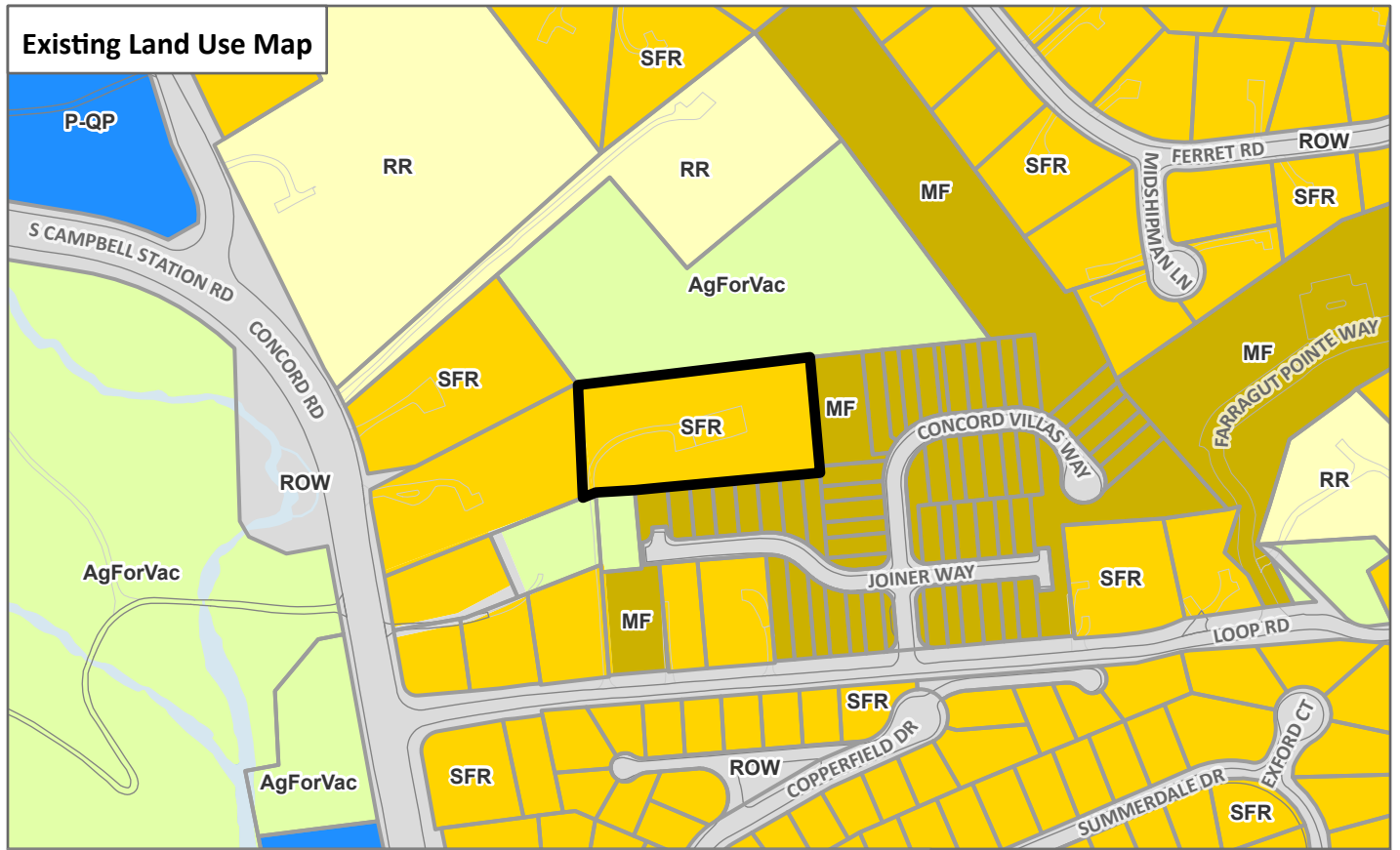
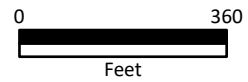


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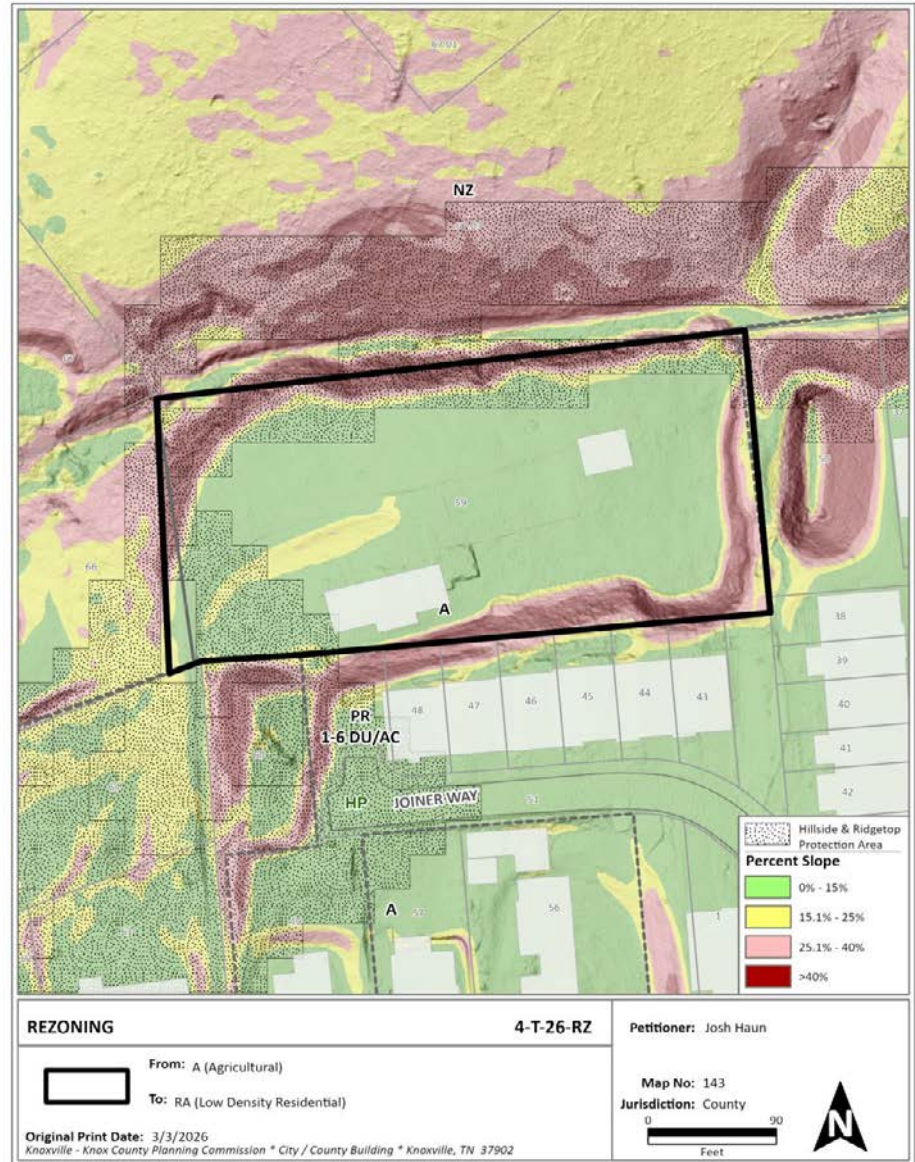
4-T-26-RZ



Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
<b>Total Area of Site</b>	<b>1.93</b>		
Non-Hillside	1.39	N/A	
0-15% Slope	0.25	100%	0.25
15-25% Slope	0.08	50%	0.04
25-40% Slope	0.06	20%	0.01
Greater than 40% Slope	0.15	10%	0.02
Ridgetops			
<b>Hillside Protection (HP) Area</b>	0.54	Recommended disturbance budget within HP Area (acres)	<b>0.32</b>
		Percent of HP Area	<b>58.8%</b>



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Jurisdiction: County



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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.

3/28/2026

04/10 2026

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

  
Applicant Signature

Josh Haun  
Applicant Name

02/23/2026  
Date