

# REZONING REPORT

▶ **FILE #:** 2-A-26-RZ

**AGENDA ITEM #:** 10

**AGENDA DATE:** 2/12/2026

▶ **APPLICANT:** DARIN & HEATHER MARONI

OWNER(S): Darin & Heather Maroni Maroni Design Lab, LLC

TAX ID NUMBER: 109 L A 013

[View map on KGIS](#)

JURISDICTION: City Council District 1

STREET ADDRESS: 3535 PINE HILL LN

▶ **LOCATION:** North side of Sevierville Pike, east of E Red Bud Rd

▶ **APPX. SIZE OF TRACT:** 0.52 acres

SECTOR PLAN: South City

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

ACCESSIBILITY: Access is via Pine Hill Lane, an unstriped local street with 8-12 ft of pavement width within a right-of-way width that varies from 32-42 ft. Access is also via Sevierville Pike, a major collector with 17-19 ft of pavement width within a right-of-way width that varies from 46-51 ft.

UTILITIES: Water Source: Knoxville Utilities Board  
Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Baker Creek

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

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

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

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

**HISTORY OF ZONING:** None noted.

**SURROUNDING LAND USE AND ZONING:**

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

South: Public/quasi public land (church) - 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 - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

**NEIGHBORHOOD CONTEXT:** The surrounding area features a mix of single family houses and multifamily developments near the Urban Wilderness Gateway Park. Ijams Nature Center, Baker Creek Preserve, Marie Myers Park, and William Hastie Natural Area lie within a mile of the subject property. The Sevierville Pike and James White Parkway interchange lies 0.9 miles to the west.

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**STAFF RECOMMENDATION:**

- **Deny the RN-2 (Single-Family Residential Neighborhood) zoning district due to safety concerns with the access. 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. Since the mid-2000s, zoning west of the subject property, closer to James White Parkway, has gradually transitioned from single-family residential zoning to C-N (Neighborhood Commercial), C-G-2 (General Commercial), and RN-3 (General Residential Neighborhood). Zoning trends east of the subject property, however, has gradually transitioned from residential to AG (Agricultural), OS (Parks and Open Space), and NA (Natural Areas).
2. There have been significant private and public investments in outdoor recreation and nature conservation near this part of Sevierville Pike in South Knoxville. West of the subject property, the Urban Wilderness Gateway Park opened in 2020, adding new greenway trails and outdoor amenities that connect to the surrounding area, with the construction of additional amenities and a pavilion underway. A new campground with public trails connecting to Marie Myers Park is under construction roughly 900 ft to the southeast.
3. In 2023, sidewalk curb cuts and pedestrian crosswalks were improved at the intersection of Sevier Avenue and Sevierville Pike, a neighborhood commercial node west of the subject property.
4. The subject property is currently accessed off of Pine Hill Lane, a narrow local street with a pavement width between 8 to 12 ft that dead ends just north of the property. Planning Staff and City Engineering have concerns regarding the property's current access point on Pine Hill Lane, as there appears to be limited sight distance at its intersection with Sevierville Pike and the narrow width does not meet street construction standards. This intersection and street were developed pre-1960, prior to the adoption of the Knoxville-Knox County subdivision regulations. Development on Pine Hill Lane has been limited since its initial construction, pre-1960.

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. Though the RN-2 district is generally compatible with the surrounding RN-1 (Single-Family Residential Neighborhood), the subject property's location on Pine Hill Lane does not support increasing intensity at this site.
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 allows the same uses as the existing RN-1 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 subject property is currently accessed off of Pine Hill Lane, a narrow local street with a pavement width between 8 and 12 ft. Due to its narrow and uneven pavement width, Pine Hill Lane may have to be widened to comply with the minimum pavement width standards recommended by the American Association of State Highway and Transportation Officials (AASHTO) should this request be approved.
2. Pine Hill Lane appears to have limited sight distance at the intersection due to the curvature of Sevierville Pike. Should the property be rezoned, it is recommended that, if feasible, access be from Sevierville Pike to eliminate sight-distance and road-condition concerns.

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 South City Sector Plan, which permits consideration of the RN-2 zoning district.
2. The proposed rezoning is not supported by the General Plan's Development Policy 6.3, to encourage development in areas with the fewest environmental constraints. The subject property is relatively steep with slopes in the 15-25% and 25-40% ranges (Exhibit B: Slope Analysis) near the frontage with Sevierville Pike and its current access point on Pine Hill Lane. As such, increasing residential intensity at this site would not be appropriate.

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 Ijams Nature Center, Marie Myers Park, Baker Creek Preserve, Urban Wilderness Gateway Park, and South Doyle Middle School are within a mile of the subject property.

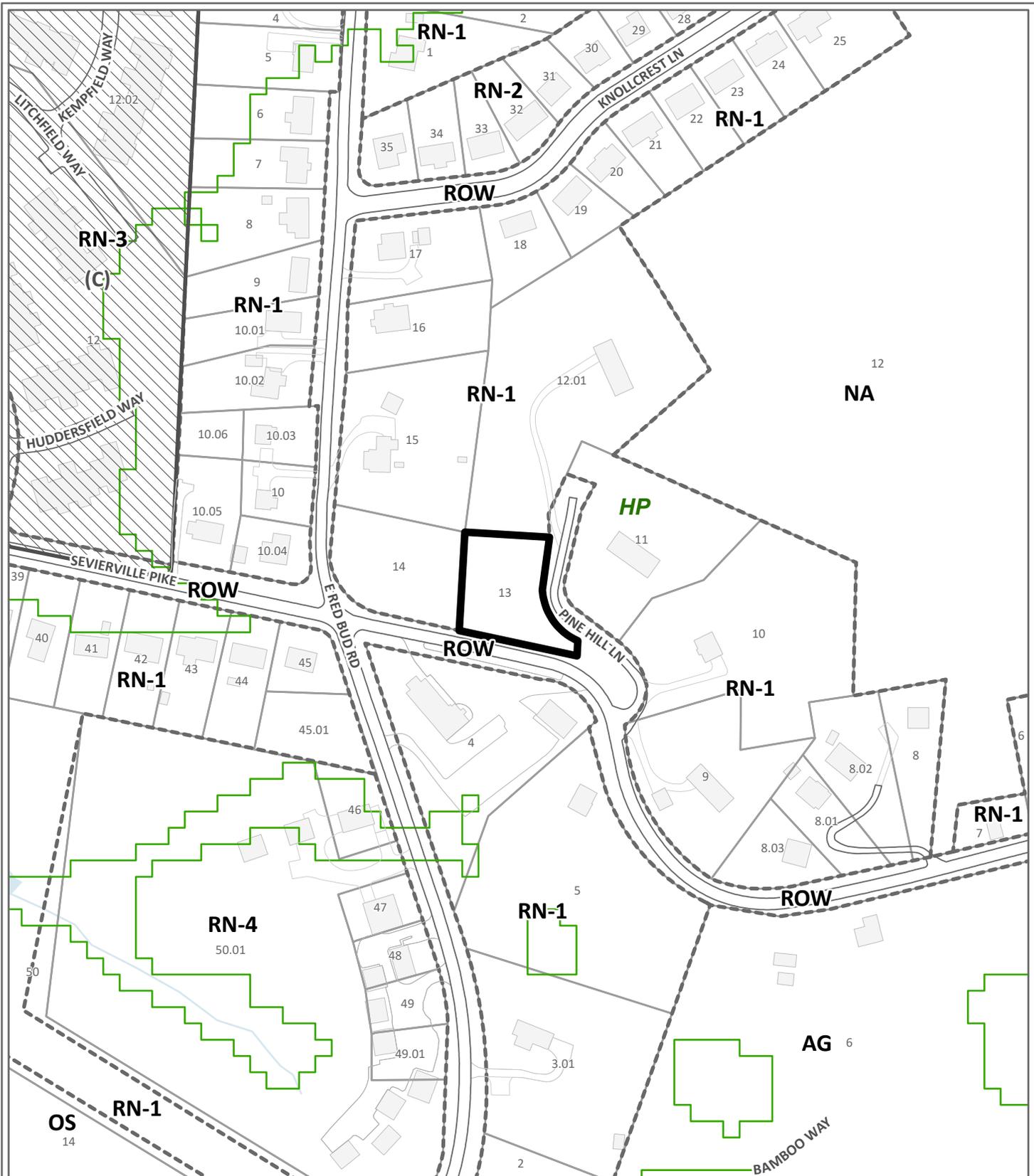
2. Access to James White Parkway, which connects to Downtown Knoxville and the University of Tennessee, is available roughly 0.88 miles to the west.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Dogwood Elementary, South Doyle Middle, and South Doyle High.

If approved, this item will be forwarded to Knoxville City Council for action on 3/17/2026 and 3/31/2026. 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**

**2-A-26-RZ**

**Petitioner:** Darin & Heather Maroni

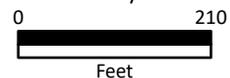


**From:** RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

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

**Map No:** 109

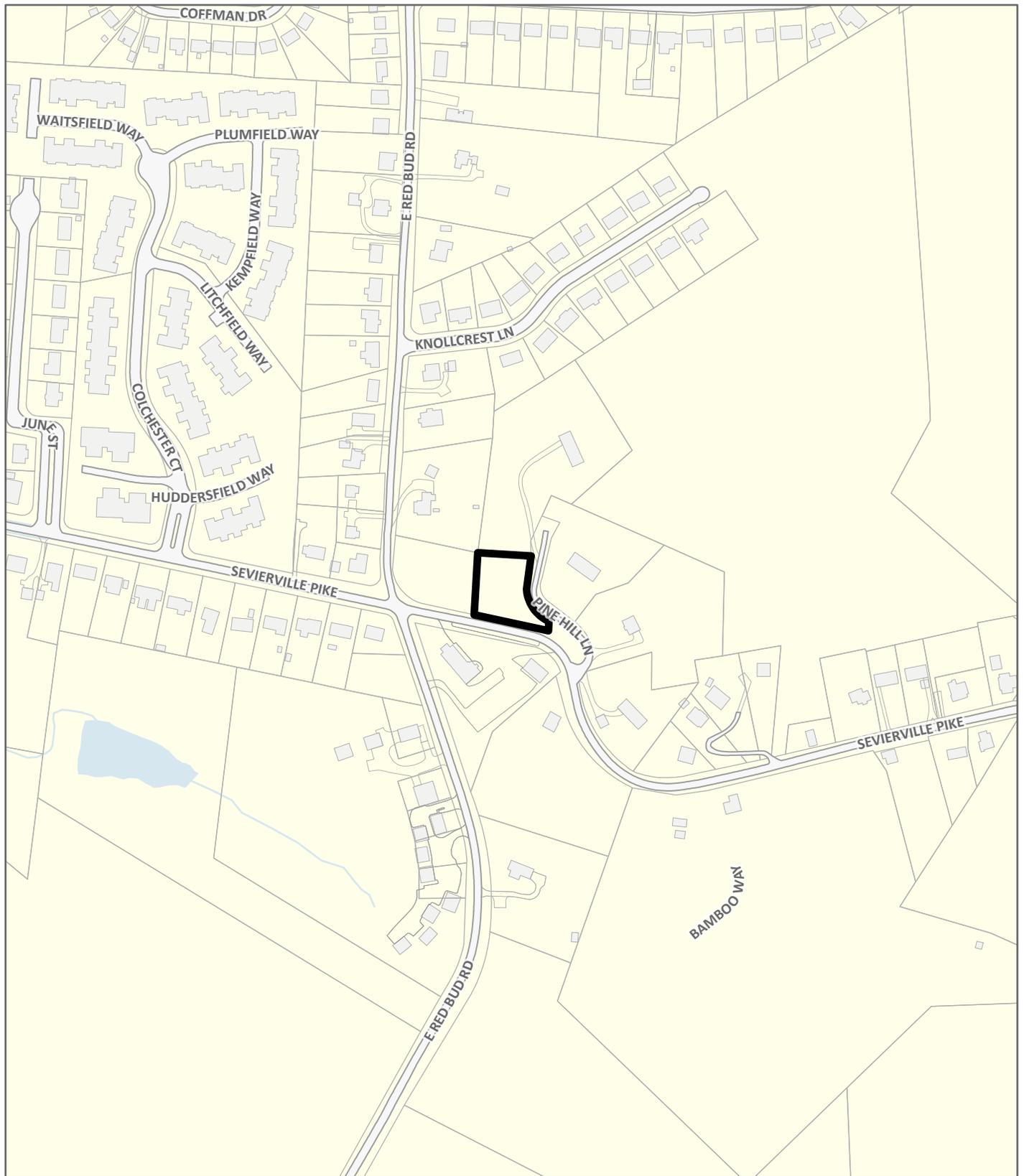
**Jurisdiction:** City



**Original Print Date:** 1/6/2026

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

# Exhibit A. Contextual Images

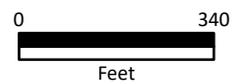


**LOCATION MAP**

**2-A-26-RZ**



Case boundary



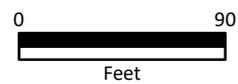
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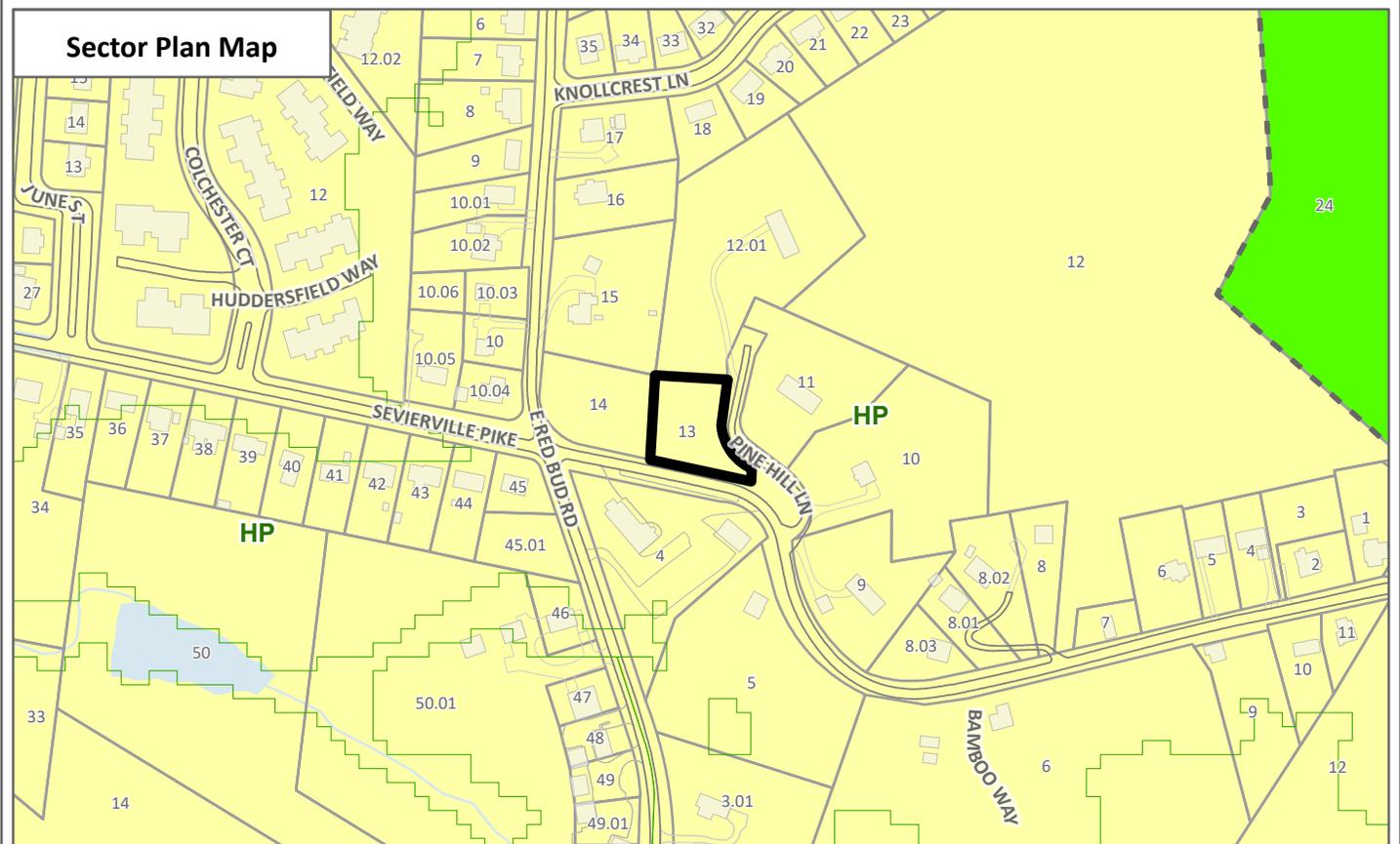
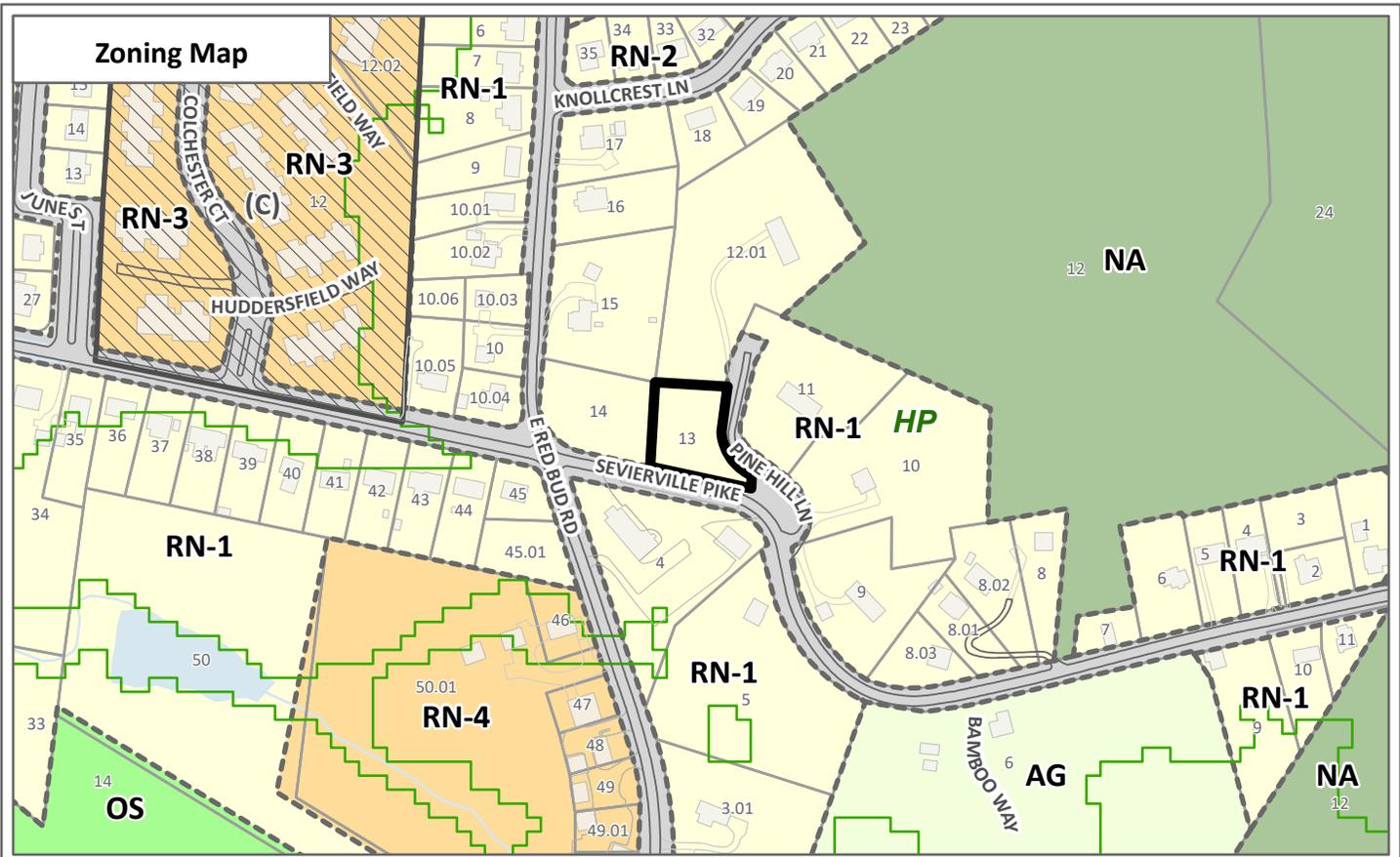


## AERIAL MAP



Case boundary

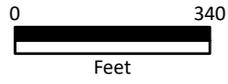




**EXHIBIT A, CONTEXTUAL MAPS**

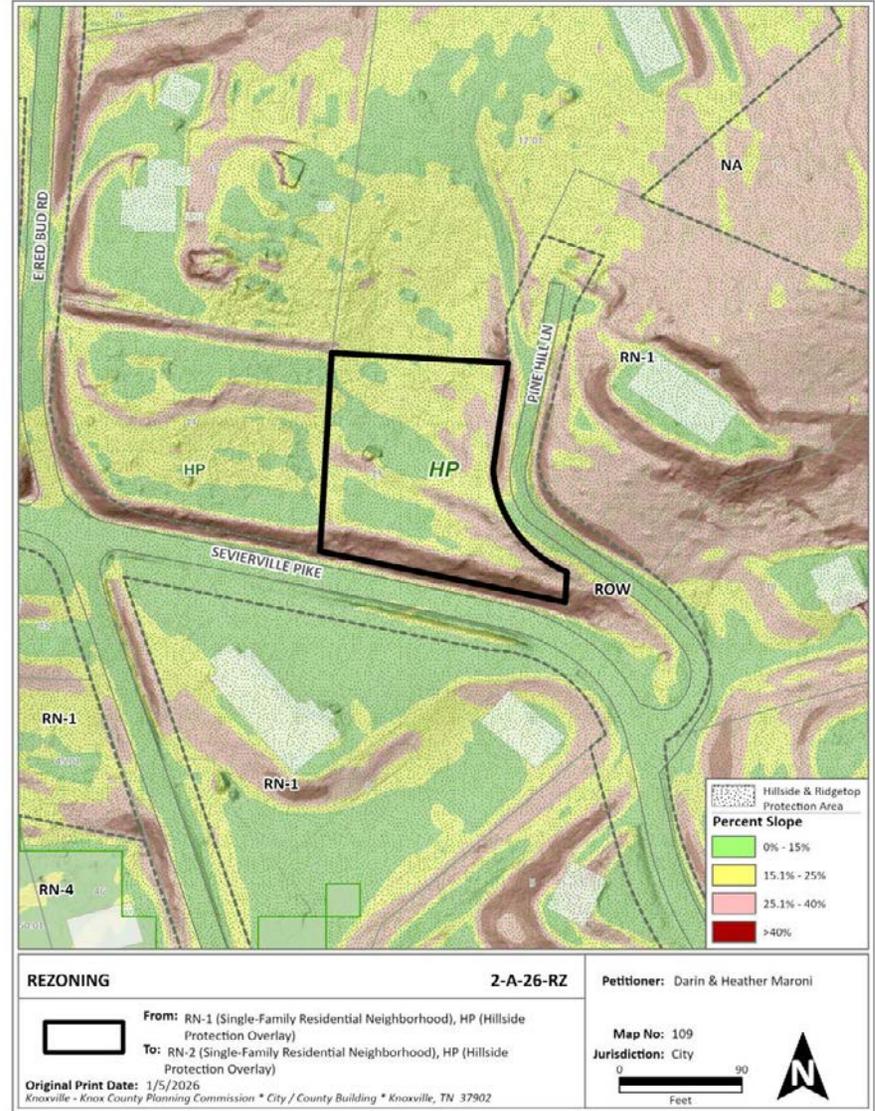
**2-A-26-RZ**

 Case boundary





CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
<b>Total Area of Site</b>	<b>22,516.5</b>	<b>0.52</b>			
Non-Hillside	0.0	0.00	N/A		
0-15% Slope	5,279.9	0.12	100%	5,279.9	0.12
15-25% Slope	9,208.0	0.21	50%	4,604.0	0.11
25-40% Slope	4,309.0	0.10	20%	861.8	0.02
Greater than 40% Slope	3,719.6	0.09	10%	372.0	0.01
Ridgetops					
<b>Hillside Protection (HP) Area</b>	<b>22,516.5</b>	<b>0.52</b>	Recommended disturbance budget within HP Area	<b>11,117.6</b>	<b>0.26</b>
			Percent of HP Area	<b>49.4%</b>	



# 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.*

1/31/2026

2/13/2026

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



Darin Maroni

Applicant Name

10-8-2025

Date