

# REZONING REPORT

▶ **FILE #:** 6-A-26-RZ **AGENDA ITEM #:** 25  
 POSTPONEMENT(S): 6/11/2026 **AGENDA DATE:** 7/9/2026  
 ▶ **APPLICANT:** LEMAY AND ASSOCIATES  
 OWNER(S): Richard J Levenson

TAX ID NUMBER: 162 05815 (PARTIAL) [View map on KGIS](#)  
 JURISDICTION: County Commission District 5  
 STREET ADDRESS: 0 HARBOR CREST WAY  
 ▶ **LOCATION:** Southeast side of Harbor Crest Way, east of S Northshore Dr  
 ▶ **APPX. SIZE OF TRACT:** 0.65 acres  
 GROWTH POLICY PLAN: Planned Growth Area  
 ACCESSIBILITY: Access is via Harbor Crest Way, an unstriped private road with 23 ft of pavement width within a right-of-way width that varies from 54-78 ft.  
 UTILITIES: Water Source: First Knox Utility District  
 Sewer Source: Septic  
 FIRE DISTRICT: Rural Metro Fire  
 WATERSHED: Tennessee River

▶ **CURRENT ZONING:** A (Agricultural), PR (Planned Residential) up to 3 du/ac  
 ▶ **REQUESTED ZONING:** RA (Low Density Residential)  
 ▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land  
 ▶  
 EXTENSION OF ZONING: No, it is not an extension.  
 HISTORY OF ZONING: In 2006 part of the property was rezoned from A (Agricultural) to PR (Planned Residential) up to 3 du/ac (10-G-06-RZ).  
 SURROUNDING LAND USE AND ZONING: North: Single family residential - A (Agricultural)  
 South: Agriculture/forestry/vacant land, single family residential - PR (Planned Residential) up to 3 du/ac  
 East: Agriculture/forestry/vacant land - A (Agricultural)  
 West: Agriculture/forestry/vacant land, rural residential - PR (Planned Residential) up to 3 du/ac, A (Agricultural)  
 NEIGHBORHOOD CONTEXT: The subject property is in a residential area consisting of single family subdivisions clustered near Fort Loudoun Lake. The commercial node at the intersection of S Northshore Drive and Choto Road is approximately 0.60 miles to the southwest, and Concord Park lies 1 mile to the northeast.

**STAFF RECOMMENDATION:**  
 ▶ **Approve the RA (Low Density Residential) zone because it is consistent with the adopted plans 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 surrounding area has experienced a rapid increase in residential and commercial development over the last 20 years. Multiple single-family subdivisions with small and medium lots have been constructed within a half-mile of the subject property, and a commercial node at the intersection of S Northshore Drive and Choto Road to the south was established in 2016.
2. A Capital Improvement Project (CIP) to widen S Northshore Drive to three lanes, spanning from the Concord Park Ball Fields to the north to the Choto Road roundabout to the south, is anticipated to begin construction in Fall 2028. A sidewalk will be installed as part of the CIP that will connect from the Concord Park Greenway to the existing sidewalks at the Choto Road commercial node. The planned CIP aims to improve roadway safety in the area and provide pedestrian connections to nearby amenities.
3. The planned infrastructure improvements and changing conditions in the area support increasing residential intensity at this site.

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

1. The RA zone provides for residential areas with low population densities. The RA zone is compatible with the character of the surrounding area, which primarily consists of single-family dwellings with various lot sizes.
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 allows residential and limited civic uses consistent with the surrounding development.

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 and is not anticipated to negatively impact the surrounding area, which is mainly residential.
2. The subject property is on a septic system. The RA zone requires a minimum lot area of 20,000 sq ft for properties that are not served by a sanitary sewer system.

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.

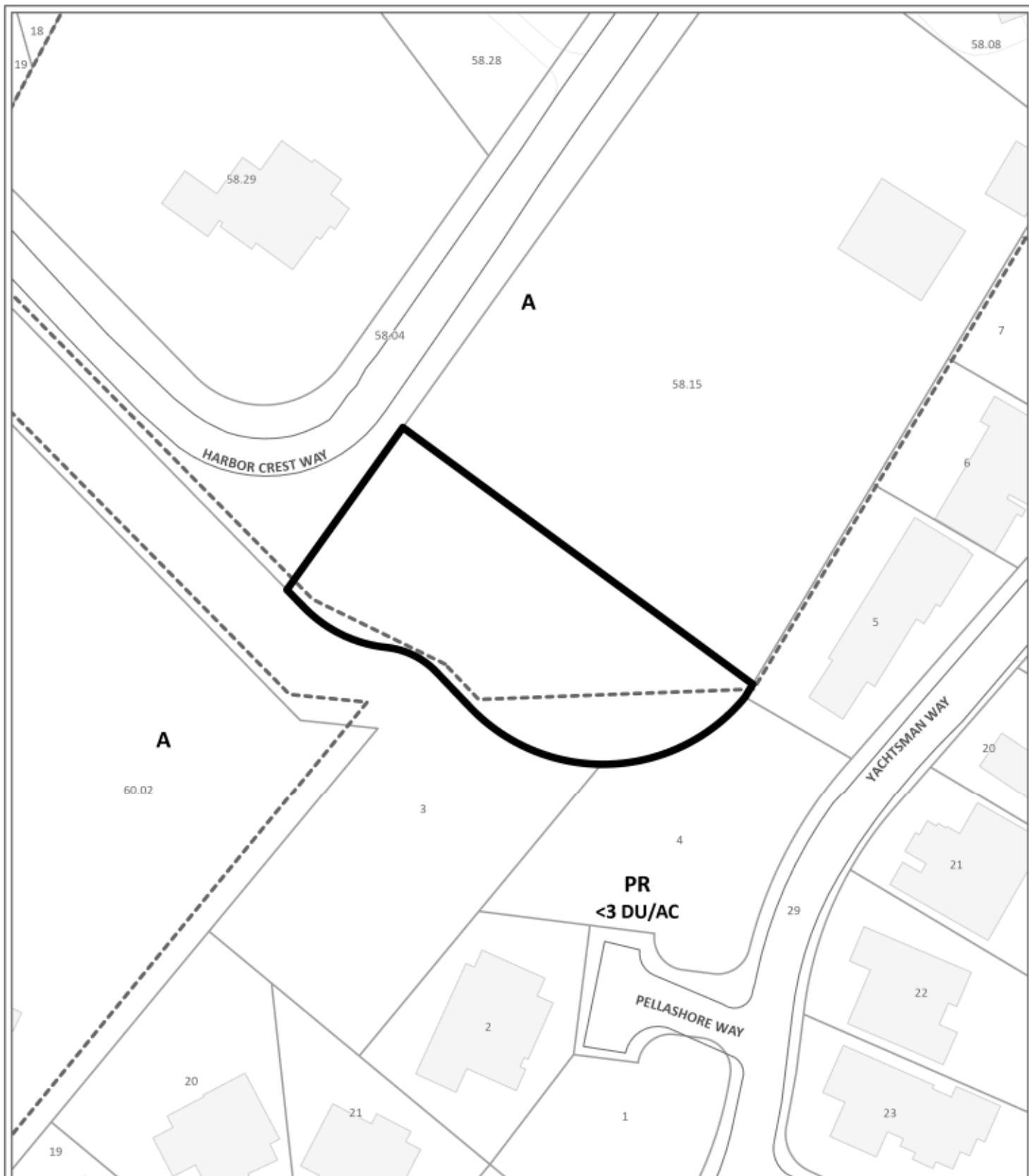
1. The subject property's place type is SR (Suburban Residential) in the Knox County Comprehensive Plan. The RA zone is directly related to the SR place type. The housing mix of the SR place type calls for predominantly single-family dwellings with lots smaller than one acre and attached residential dwellings such as duplexes, both of which are permitted in the RA zone.
2. The proposed rezoning is consistent with the Comprehensive Plan's Implementation Policy 2: Ensure that 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 is intended to encourage a reasonably compact pattern of development and a wide range of housing choices. 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: Northshore Elementary, Farragut Middle, and Farragut High.

If approved, this item will be forwarded to Knox County Commission for action on 8/24/2026. 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**

**6-A-26-RZ**

**Petitioner:** LeMay and Associates

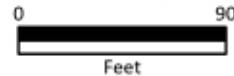


**From:** A (Agricultural), PR (Planned Residential) up to 3 du/ac

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

**Map No:** 162

**Jurisdiction:** County



**Original Print Date:** 6/15/2026

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

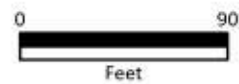
# Exhibit A. Contextual Images



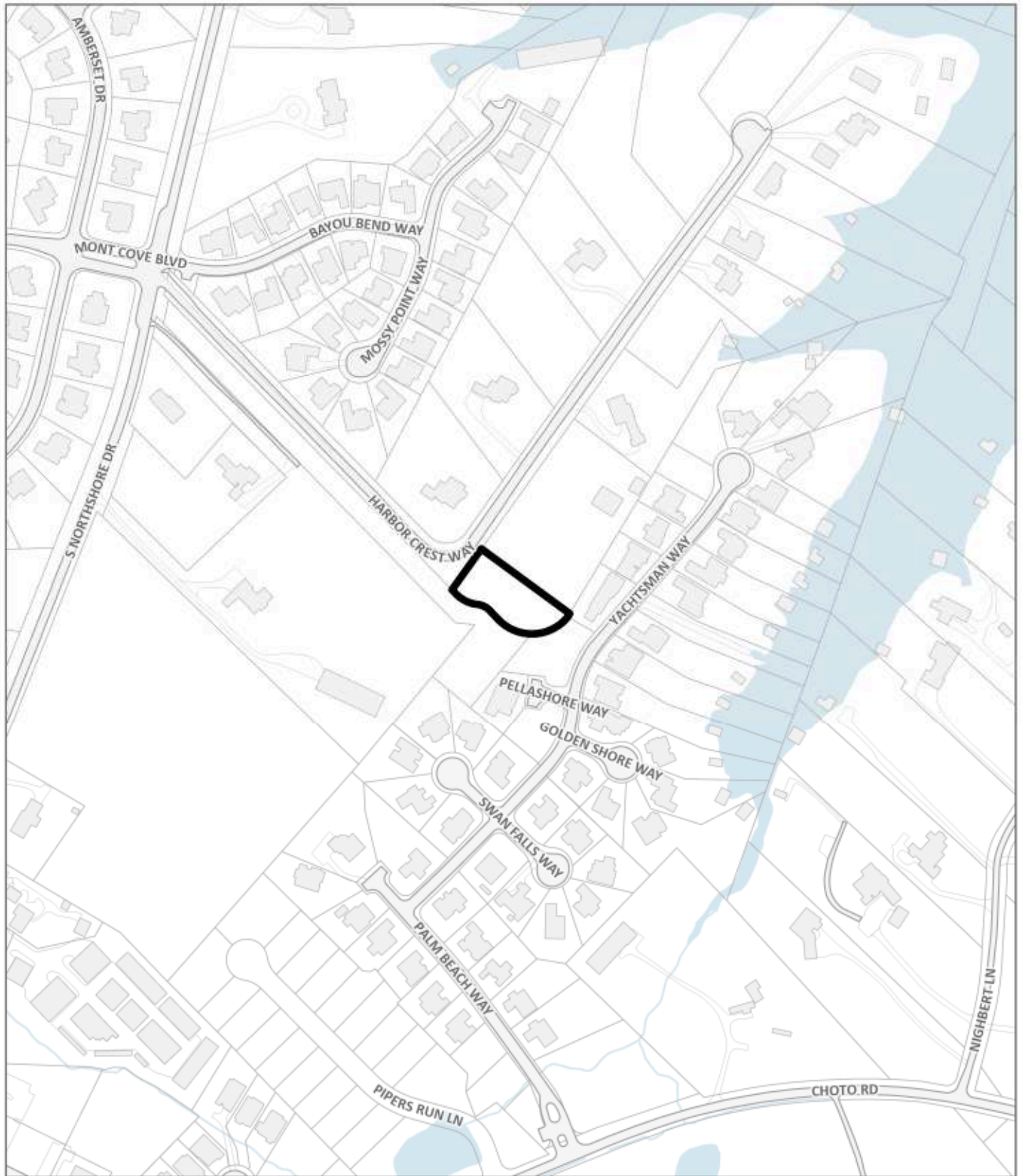
## AERIAL MAP



Case boundary



# Exhibit A. Contextual Images



**LOCATION MAP**

**6-A-26-RZ**



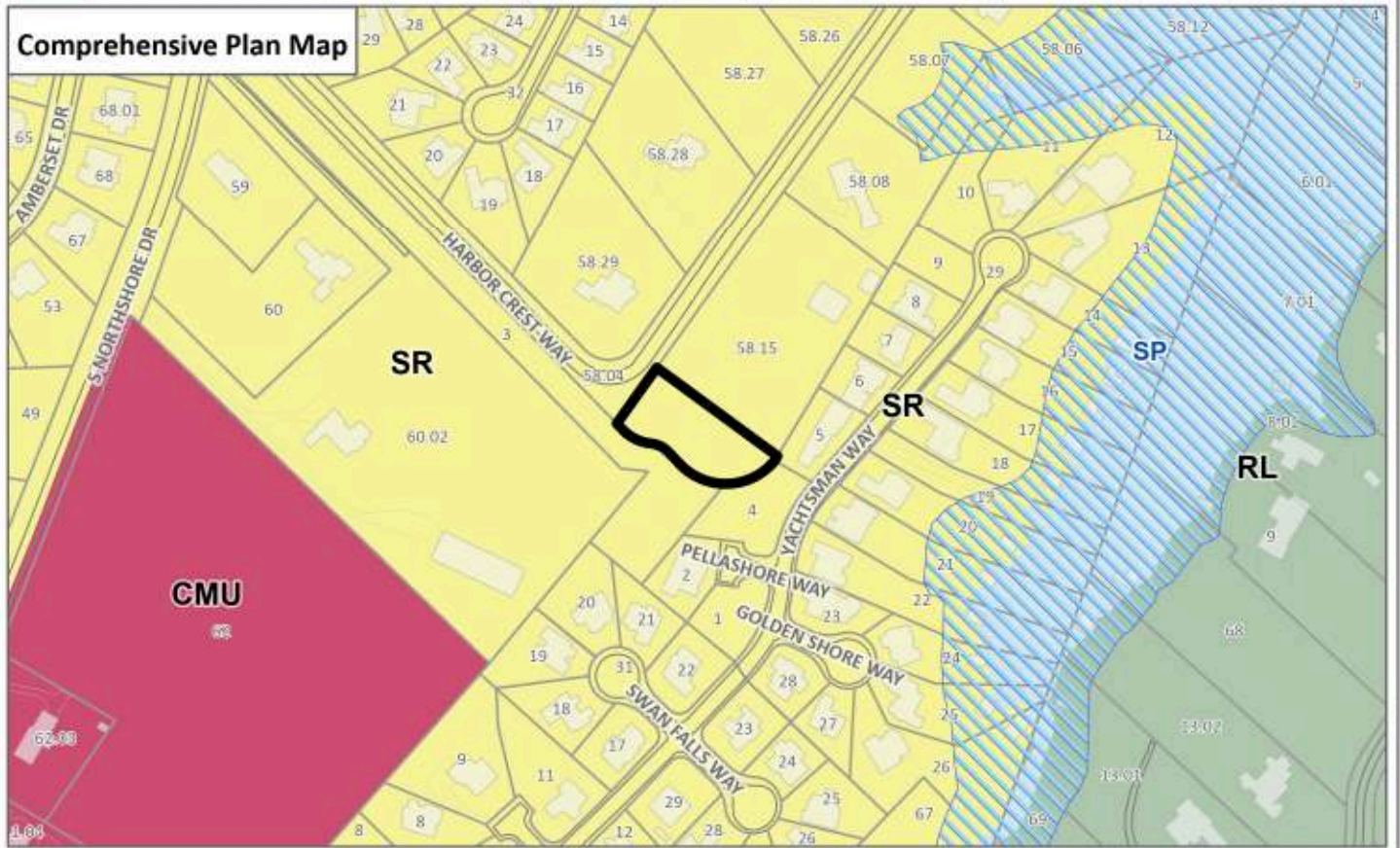
Case boundary



**Zoning Map**



**Comprehensive Plan Map**

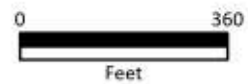


**EXHIBIT A, CONTEXTUAL MAPS**

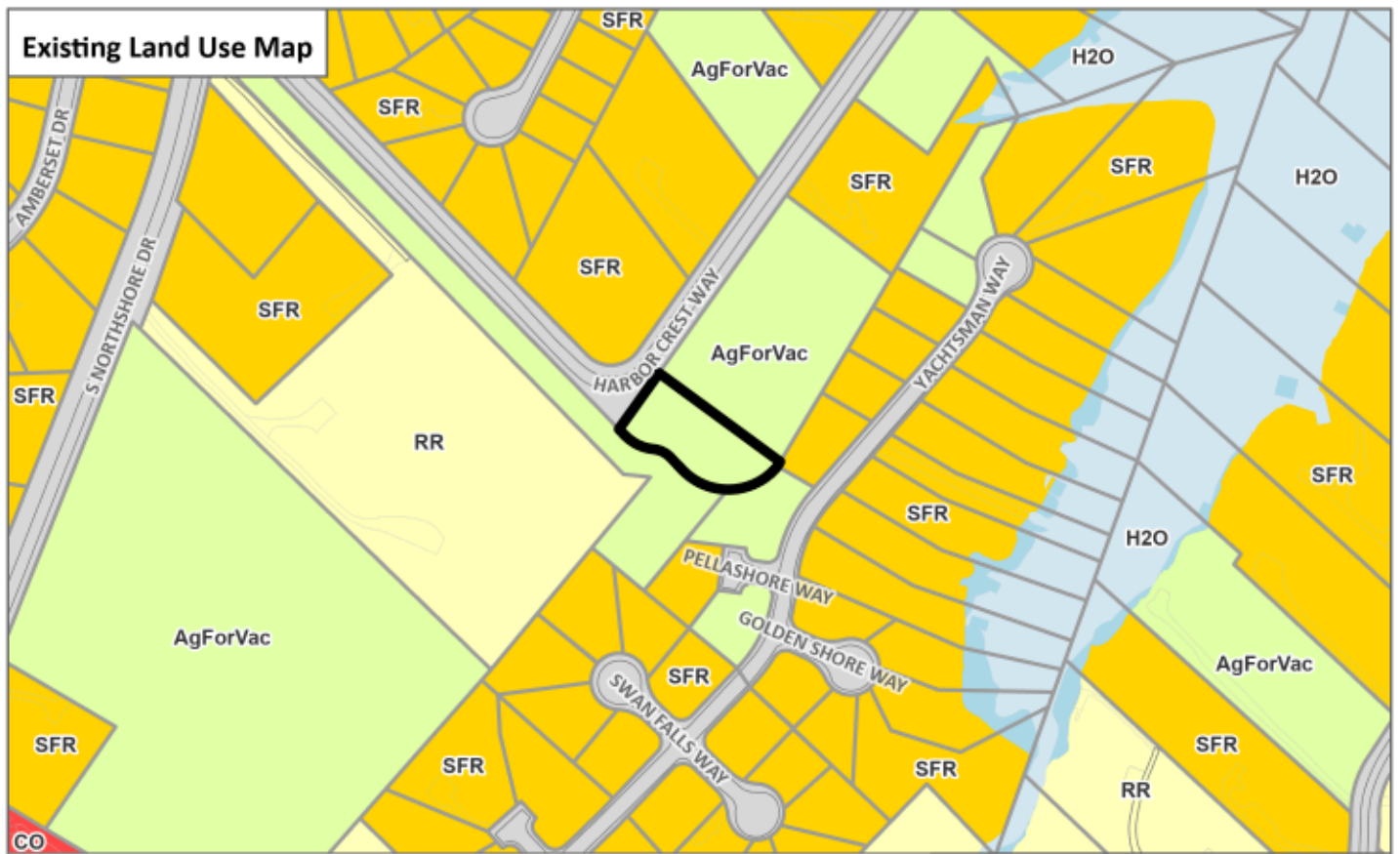
**6-A-26-RZ**



Case boundary

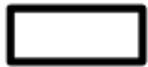


**Existing Land Use Map**

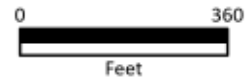


**EXHIBIT A, CONTEXTUAL MAPS**

**6-A-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.*

05/30/2026

04/27/2026

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

Richard Levenson  
Applicant Name

3/12/2026  
Date