

REZONING REPORT

▶ **FILE #:** 6-A-26-RZ

AGENDA ITEM #: 18

AGENDA DATE: 6/11/2026

▶ **APPLICANT:** LEMAY AND ASSOCIATES

OWNER(S): Richard J Levenson

TAX ID NUMBER: 162 05815

[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:** 2.89 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: Single family residential - 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:

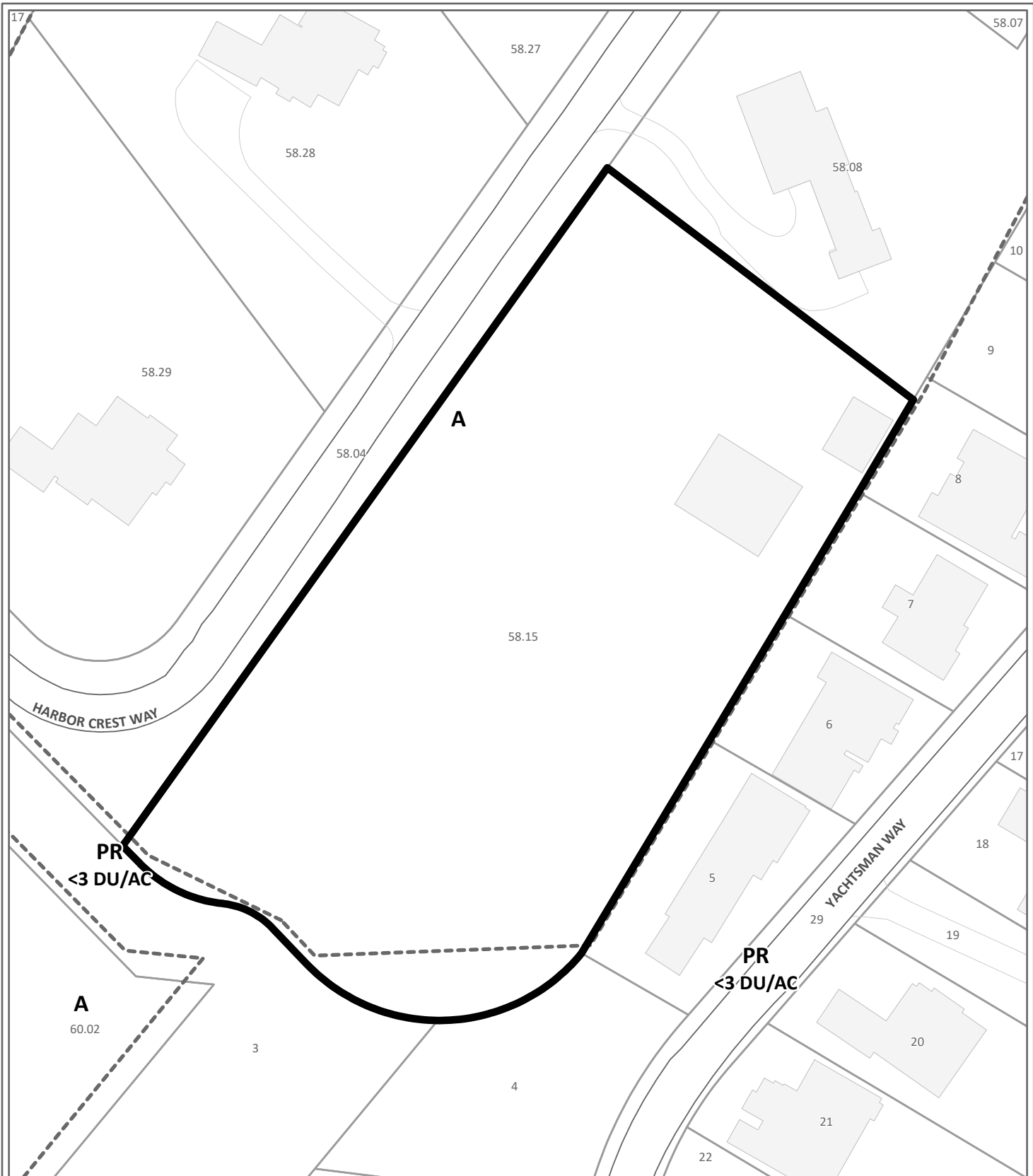
▶ Postpone the application 30 days to the July 9, 2026 Planning Commission meeting, as requested by the applicant.

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 7/20/2026. 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

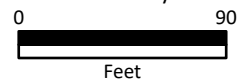


From: A (Agricultural), PR (Planned Residential) up to 3 DU/AC

To: RA (Low Density Residential)

Map No: 162

Jurisdiction: County



Original Print Date: 4/29/2026

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

Exhibit A. Contextual Images



AERIAL MAP



Case boundary

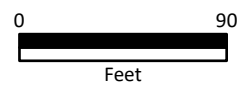
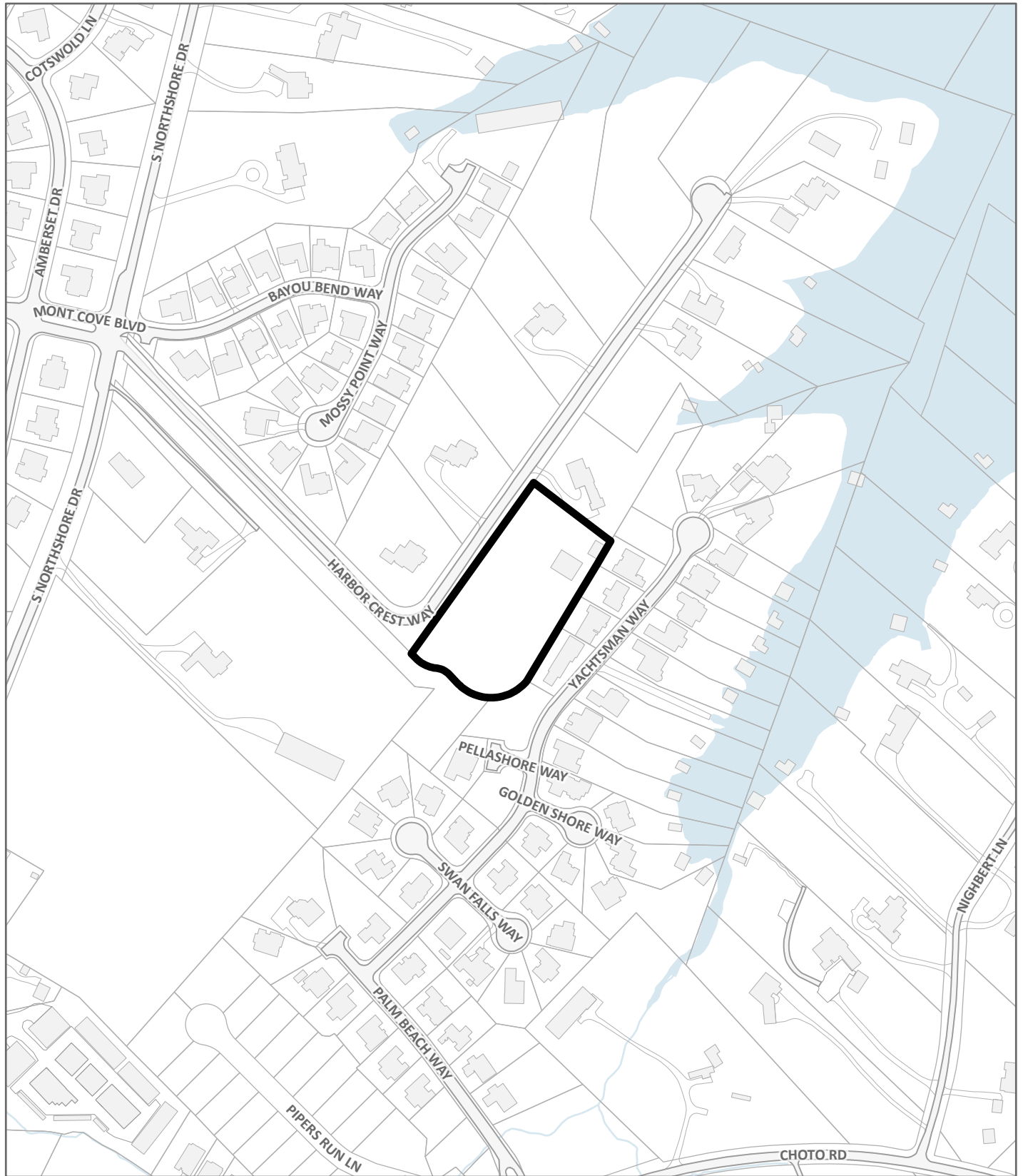


Exhibit A. Contextual Images



LOCATION MAP

6-A-26-RZ



Case boundary



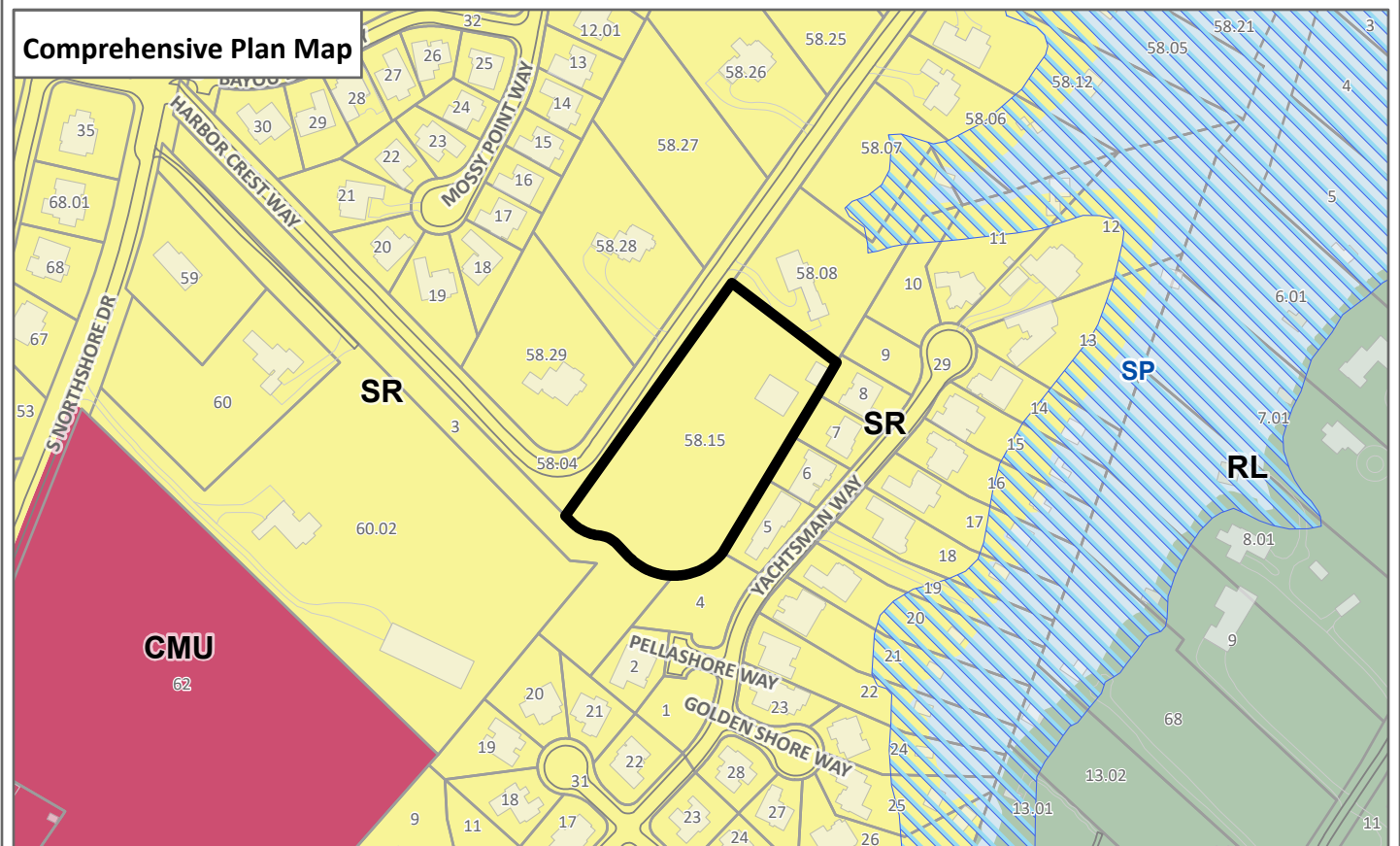
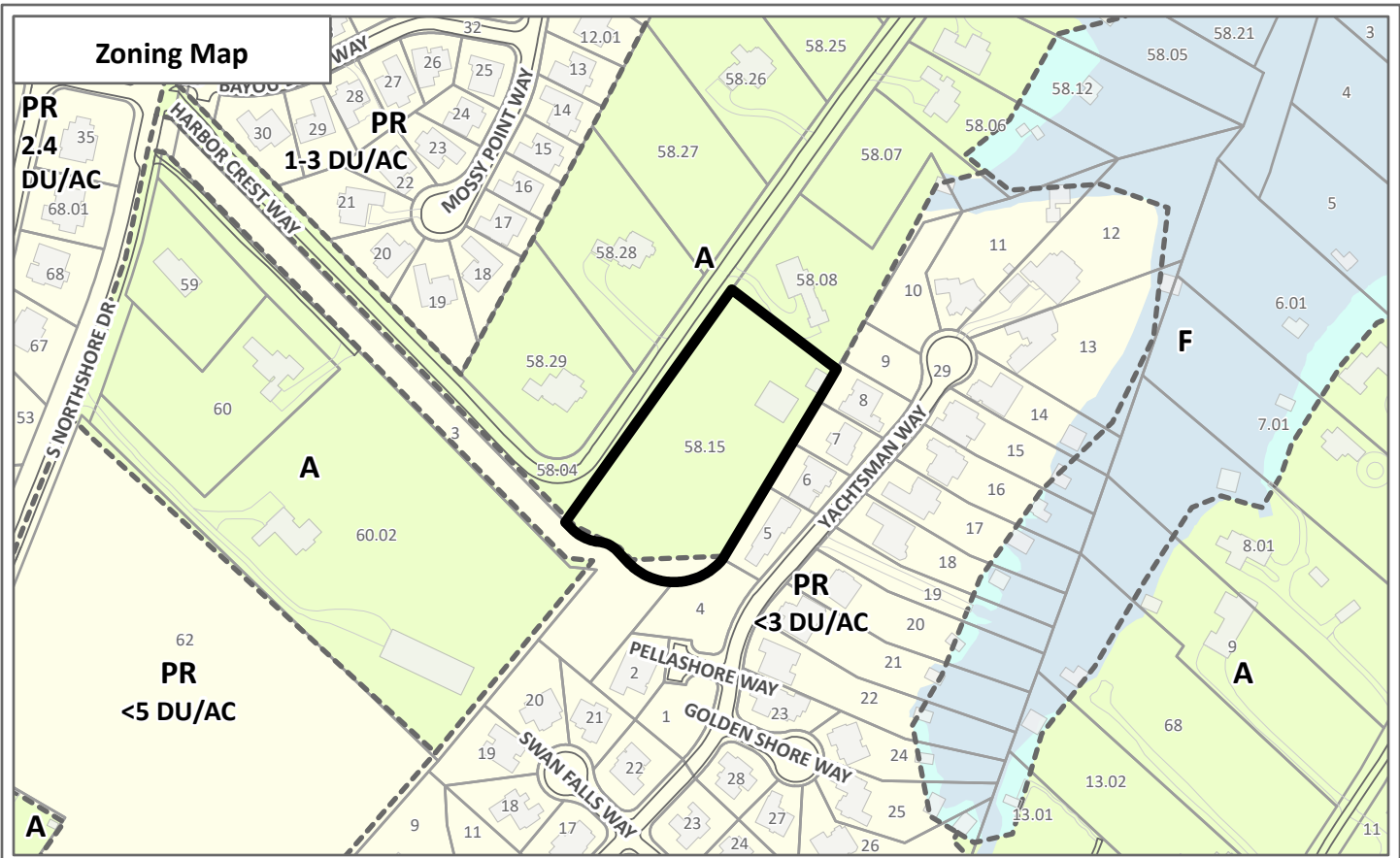
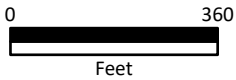


EXHIBIT A, CONTEXTUAL MAPS

6-A-26-RZ



Case boundary



Existing Land Use Map

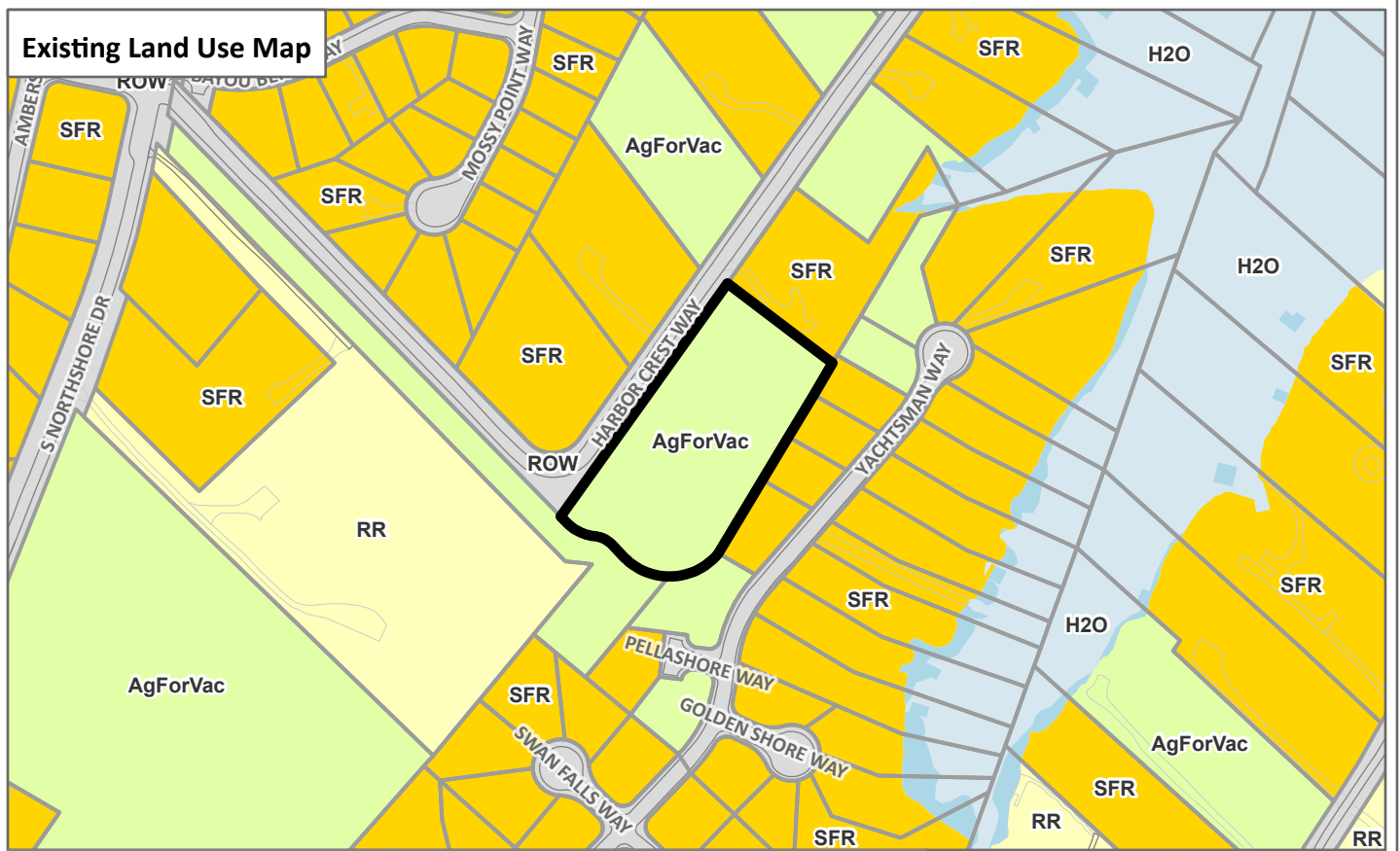
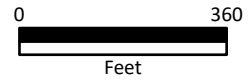


EXHIBIT A, CONTEXTUAL MAPS

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