

# REZONING REPORT

▶ **FILE #:** 5-G-26-RZ

**AGENDA ITEM #:** 32

**AGENDA DATE:** 5/14/2026

▶ **APPLICANT:** JUAN RODRIGUEZ

OWNER(S): Carlos Omar Moya Dubon

TAX ID NUMBER: 137 D A 008, 009

[View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 0 KONDA DR (0 MICHAELS LN)

▶ **LOCATION:** Northeast of Michaels Ln, north of Chapman Hwy

▶ **APPX. SIZE OF TRACT:** 1.11 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via unbuilt right-of-way extending off of Michaels Lane which varies between 11.5 ft and 14.5 ft.

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: Knox-Chapman Utility District

FIRE DISTRICT: Seymour Volunteer Fire Department

WATERSHED: Burnett Creek

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

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

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

▶ EXTENSION OF ZONING: Yes, this would be an extension.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Single family residential, multifamily residential - RB (General Residential), A (Agricultural)

South: Commercial, agriculture/forestry/vacant land - CA(k) (General Business) with conditions

East: Agriculture/forestry/vacant land - RA (Low Density Residential)

West: Agriculture/forestry/vacant land, single family residential - A (Agricultural)

NEIGHBORHOOD CONTEXT: Th subject property is in an area comprised single family and two-family dwellings just north of Chapman Highway, a major commercial corridor.

**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. The adjacent property to the east was rezoned to RA in 2022 (7-F-22-RZ/8-G-22-SP). Rezoning to RA and PR zones with densities up to 5 du/ac have been occurring in the area since 1992.
2. The large commercial development along Mountain Grove Drive, Chapman Highway, and W Governor John Sevier Highway was a significant change in the development pattern of this area. Construction began between 2003 and 2007 with the first commercial structures, but it has steadily expanded over the years since then.

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. 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 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. This property does not have frontage on Michaels Lane. Plats for adjacent properties show access via a 12-ft unconstructed right-of-way extending from Michaels Lane. A new 25-ft wide access easement, which meets the current subdivision regulations and engineering standards, needs to be established through the platting process.
2. While the properties on Michaels Lane are zoned A (Agricultural), many of them are non-conforming to the minimum 1-acre lot size in the A zone because they were created before the current zoning regulations were adopted.

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:

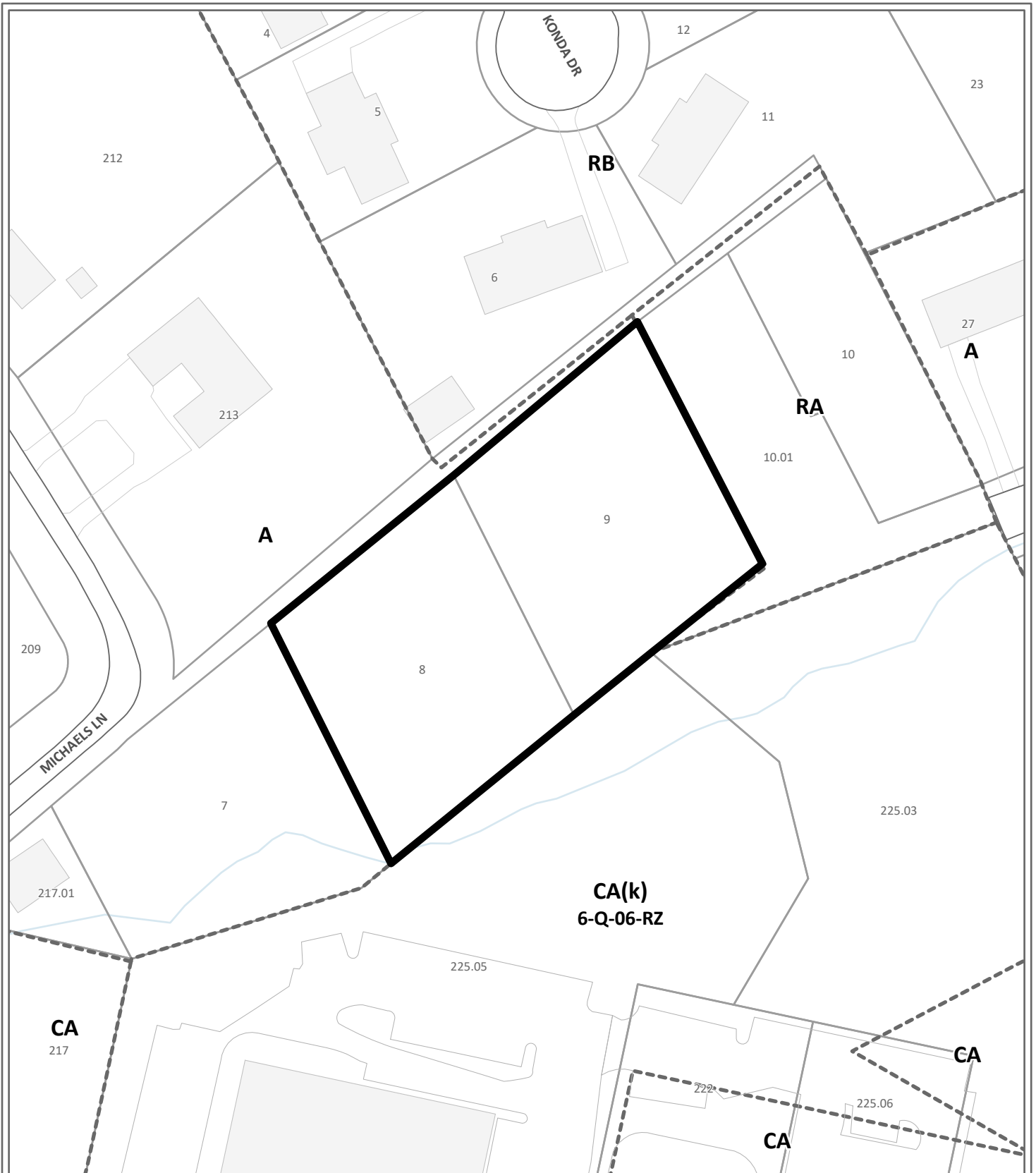
1. The property is within the SR (Suburban Residential) place type and is considered directly related, meaning the zoning district is appropriate to consider in this place type.
2. This request brings the zoning into compliance with the Knox County Comprehensive Plan, as the current A zoning is not a zone that can be considered under the SR place type. The SR 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 to RA aligns with Implementation Policy 2 of the Knox County Comprehensive Plan, to ensure that development is sensitive to existing community character. RA is consistent with the recent RA rezoning to the east and the non-conforming A-zoned lots and duplexes on Michaels Lane.
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: New Hopewell Elementary, South Doyle Middle, and South Doyle High.

If approved, this item will be forwarded to Knox County Commission for action on 6/15/2026. 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**

**5-G-26-RZ**

**Petitioner: Juan Rodriguez**

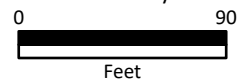


**From:** A (Agricultural)

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

**Map No:** 137

**Jurisdiction:** County



**Original Print Date:** 4/7/2026

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

# Exhibit A. Contextual Images



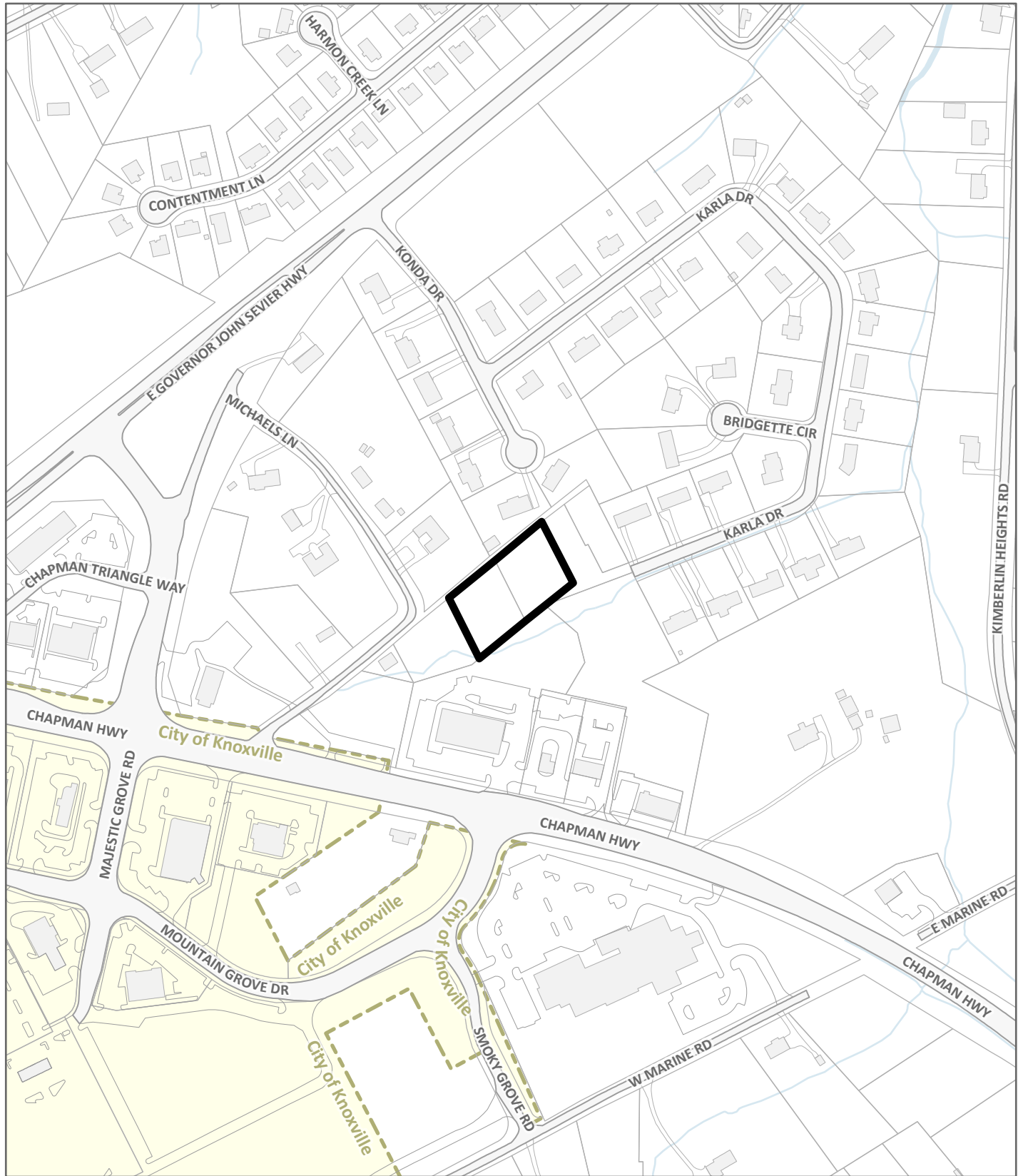
## AERIAL MAP



Case boundary



# Exhibit A. Contextual Images

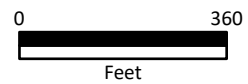


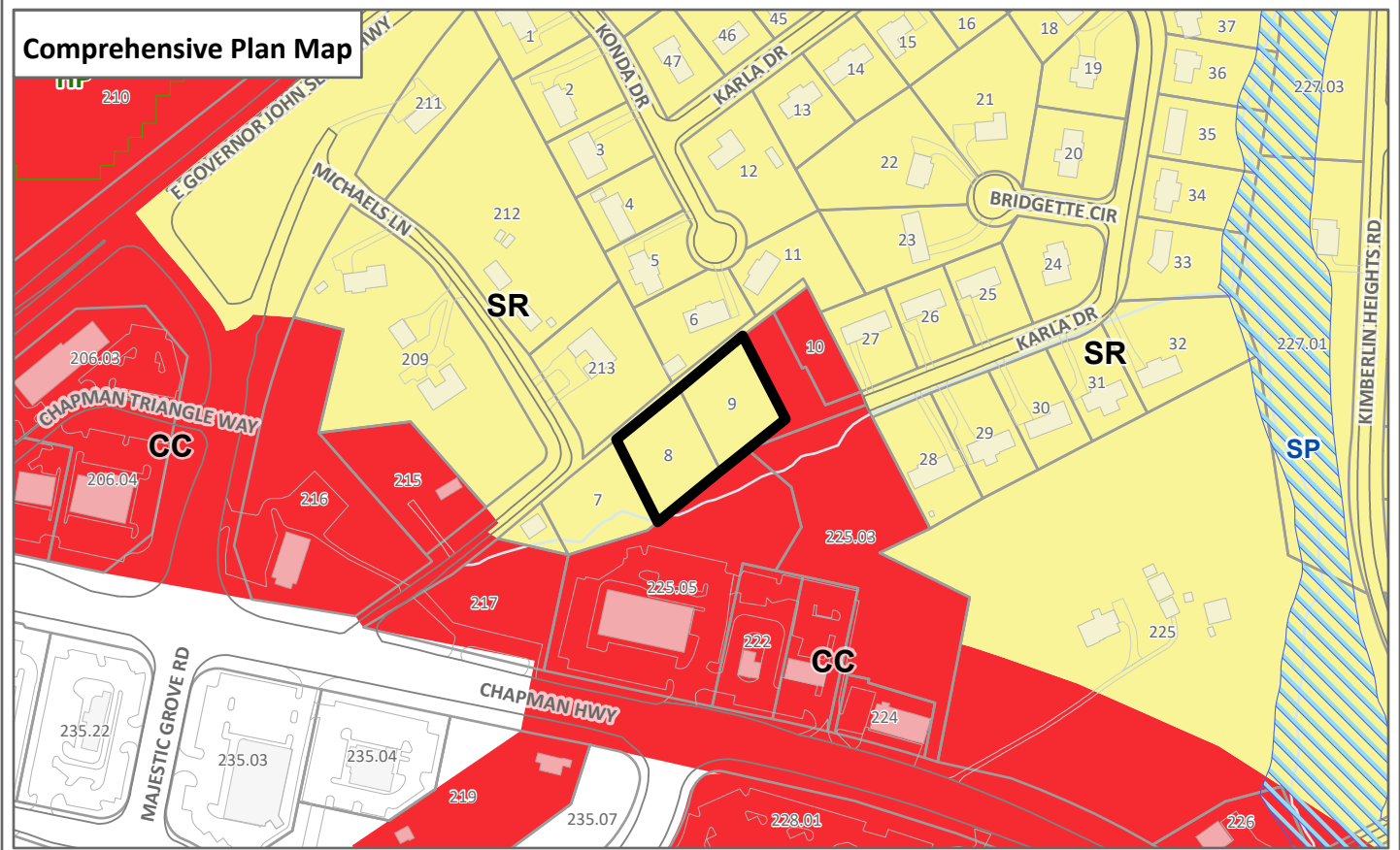
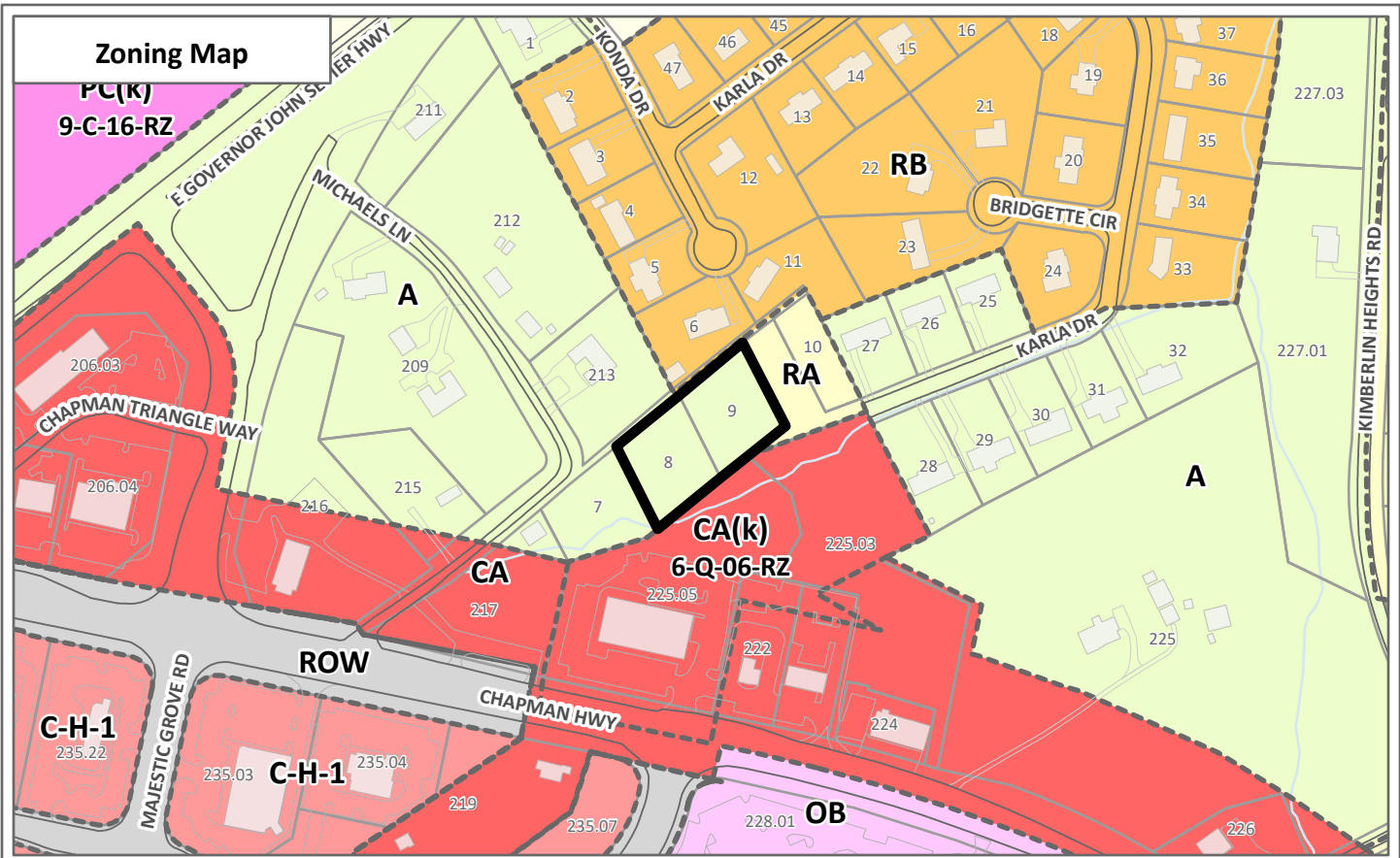
**LOCATION MAP**

**5-G-26-RZ**



Case boundary

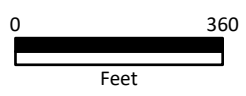




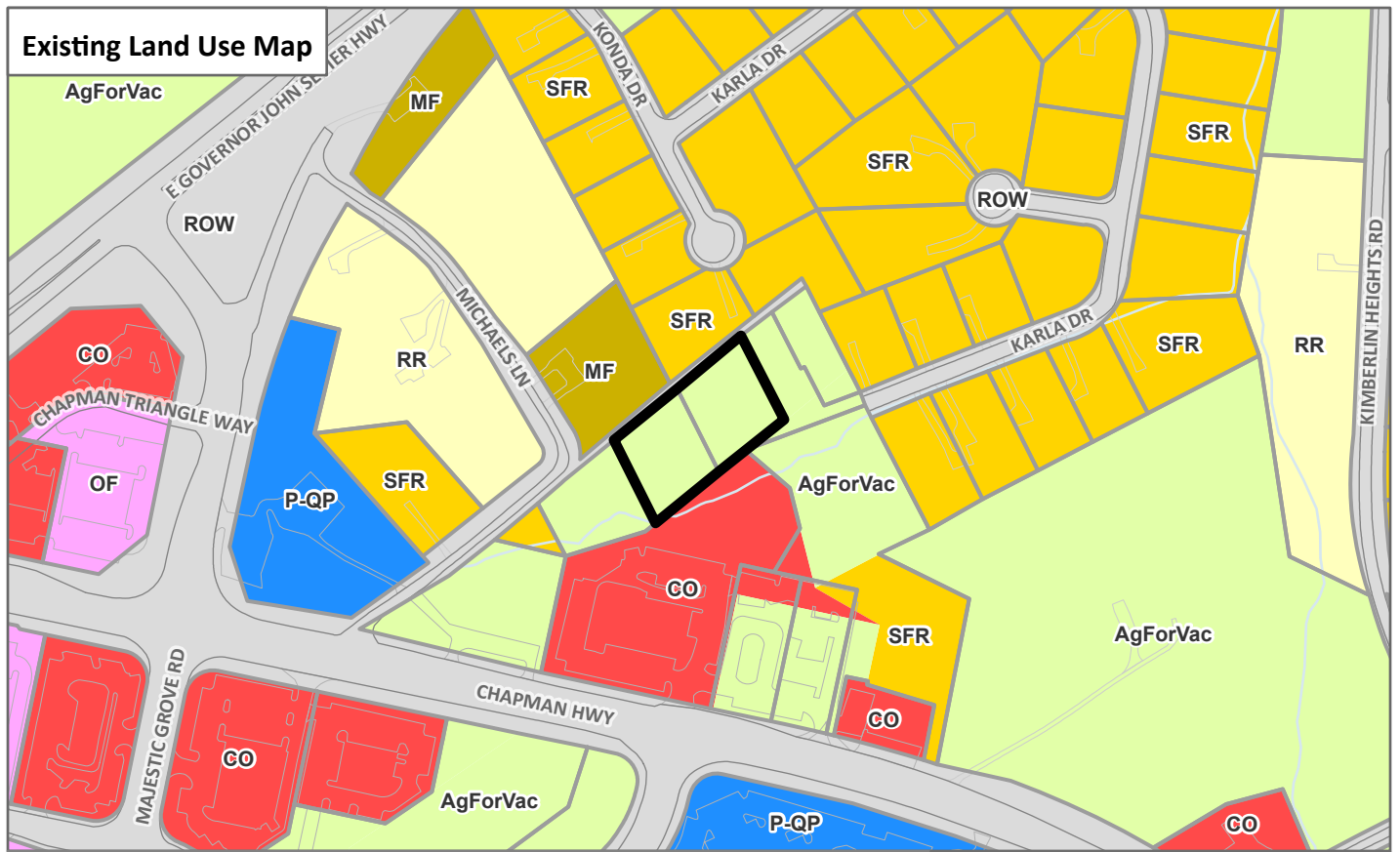
**EXHIBIT A, CONTEXTUAL MAPS**

**5-G-26-RZ**

 Case boundary



**Existing Land Use Map**

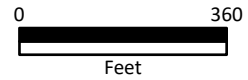


**EXHIBIT A, CONTEXTUAL MAPS**

5-G-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.*

**Have you engaged the surrounding property owners to discuss your request?**

- Yes    No  
 No, but I plan to prior to the Planning Commission meeting

Date to be Posted

Date to be Removed

Juan Rodriguez  
Applicant Signature

Juan Rodriguez  
Applicant Name

3-9-26  
Date