

REZONING REPORT

▶ **FILE #:** 5-K-26-RZ

AGENDA ITEM #: 8

AGENDA DATE: 5/14/2026

▶ **APPLICANT:** HMFIC PROPERTY GROUP, LLC

OWNER(S): HMFIC Property Group, LLC

TAX ID NUMBER: 123 H E 020, 02001, 02002, 02003

[View map on KGIS](#)

JURISDICTION: City Council District 1

STREET ADDRESS: 732 HIALEAH DR (734, 740, 742, 748, 750, 756, 758 HIALEAH DR)

▶ **LOCATION:** Southwest of Hialeah Dr, at the southern terminus of Okey St

▶ **APPX. SIZE OF TRACT:** 3.42 acres

SECTOR PLAN: South City

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

ACCESSIBILITY: Access is via a 30-ft wide access easement off of Hialeah Drive, a local street with a pavement width which varies between 14.5 ft and 21 ft within a right-of-way which varies between 40 ft and 43.5 ft. Access is also available via Okey Street, a local street with a 12 to 14 ft pavement width within a 43 to 52 ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Goose 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:** Right of Way/Open Space, Rural Residential, 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, agriculture/forestry/vacant land - RN-2 (Single-Family Residential Neighborhood)

South: Single family residential, agriculture/forestry/vacant land - RN-2 (Single-Family Residential Neighborhood), RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection) Overlay

East: Single family residential, rural residential - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection) Overlay

West: Single family residential - RN-2 (Single-Family Residential Neighborhood)

NEIGHBORHOOD CONTEXT: This area is comprised of single family dwellings on small suburban lots and multifamily dwellings on smaller lots and in larger apartment developments. The subject site is approximately 0.3 miles from Joe B Foster Park and

STAFF RECOMMENDATION:

- ▶ **Approve the RN-2 (Single-Family Residential Neighborhood) district because it is consistent with adopted plans and surrounding development. 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 SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. The subject property is located in the Vestal neighborhood of South Knoxville, where there are significant changes being planned to provide more residential assets to the area. These improvements include Mary Vestal Park upgrades and stream restoration work, KAT bus stop enhancements, and sidewalk expansions along Chapman Highway and Martin Mill Pike.
2. These projects, in addition to recent infill residential development throughout the neighborhood and across Freund Street from the subject property, support consideration of more residential intensity via a minor extension of the RN-2 (Single-Family Residential Neighborhood) zoning district.

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

1. The RN-2 zone is intended to accommodate low density residential neighborhoods that exhibit a predominant development pattern of single-family homes on relatively small lots with smaller setbacks. Duplexes may be allowed by special use approval.
2. The intent of RN-2 zoning is consistent with the surrounding Vestal neighborhood character, which features mostly single-family homes on small to mid-sized lots. Much of the neighborhood is already zoned RN-2.

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. The subject property's 3.42-acre size is significantly larger than surrounding properties. The minimum lot size dimensions of RN-2 could theoretically permit up to 29 single-family homes by right. However, the actual number of units that could be accommodated on the site would be affected by factors such as topography, infrastructure such as access into the site and to individual lots, and by the lot configuration if the property is subdivided.
2. City of Knoxville Engineering would require more intensive residential development to widen Hialeah Drive until it reaches a pavement width of at least 20 feet. Stormwater detention on site would also be required if more lots or private right-of-way were developed. These standards would help address concerns about traffic capacity on narrow residential streets and stormwater runoff stemming from a new residential development here.

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 proposed rezoning is consistent with the General Plan's Development Policy 8.1, to develop infill housing on vacant lots and redevelopment parcels that is compatible with neighboring residences in scale, design and site layout. The requested RN-2 zoning is the predominant zoning in the Vestal neighborhood, and development under that district would be compatible with surrounding development. If duplexes were pursued, they would go through special use review by the Planning Commission to ensure the proposed infill is in harmony with adopted plans and surrounding neighborhood character.
2. RN-2 is also a permissible zone per the South City Sector Plan and the One Year Plan's LDR (Low Density Residential) land use classification for this property.

ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY 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 subject property is near a transit line with KAT bus stops in relatively close proximity, though there is not sidewalk access available on the residential streets leading to those bus stops. There are plans that were drafted for a greenway trail abutting the subject property, though construction of this trail is not being pursued at this time. If the greenway were developed in the future, it would provide the subject property with a direct pedestrian pathway to the bus line. The property is also near the major arterial of Chapman Highway, which

provides a service-oriented commercial corridor leading downtown.

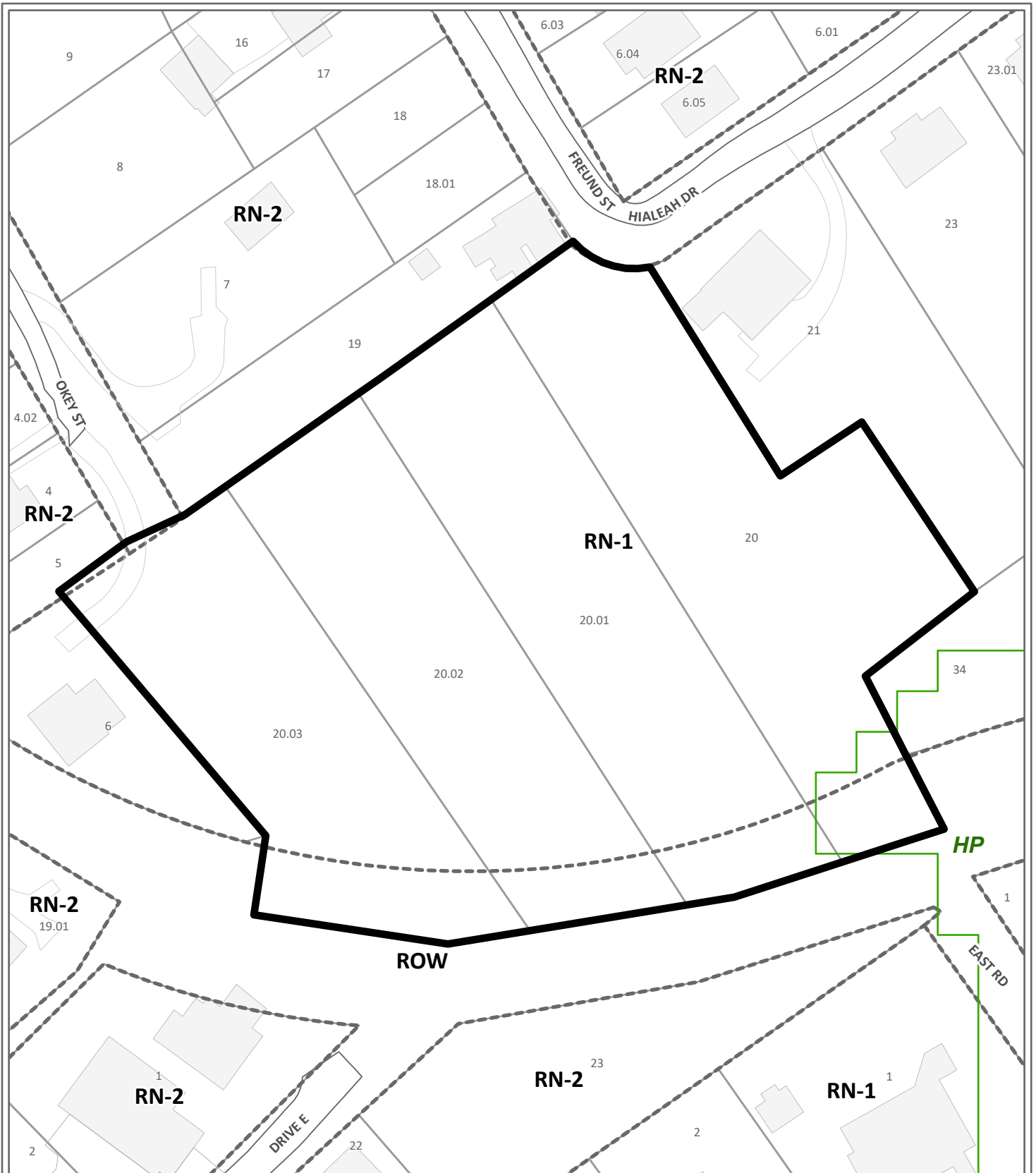
2. This is an urbanized are where utilities can be extended to accommodate more residential development at this location. Road widening requirements would be evaluated by Knoxville Engineering at the permitting stage.

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 6/23/2026 and 7/7/2026. 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

5-K-26-RZ

Petitioner: HMFIC Property Group, LLC



From: RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)
To: RN-2 (Single-Family Residential Neighborhood);HP (Hillside Protection Overlay)

Map No: 123
Jurisdiction: City

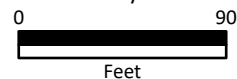


Exhibit A. Contextual Images



AERIAL MAP



Case boundary

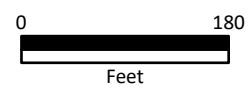
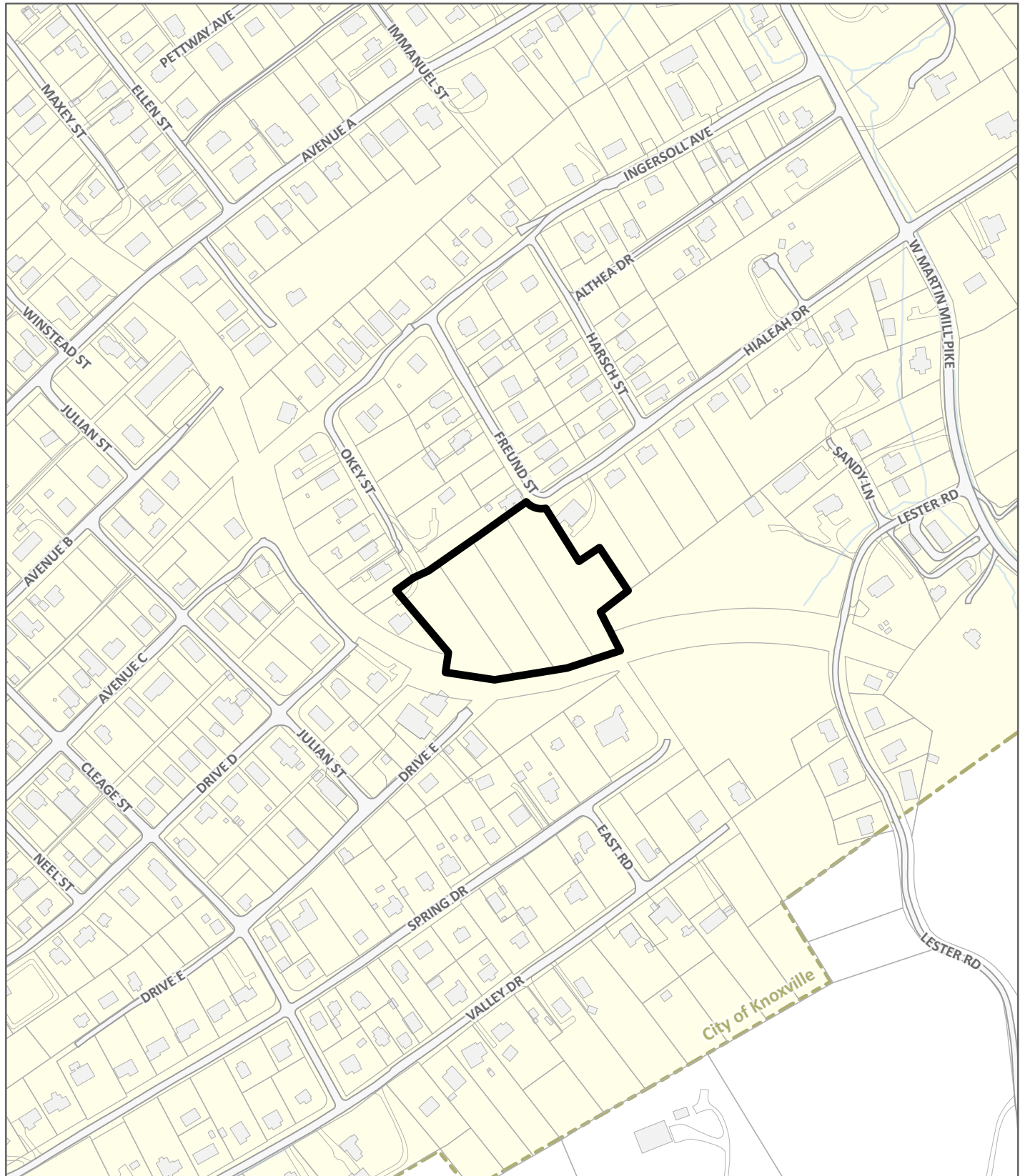


Exhibit A. Contextual Images

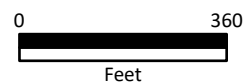


LOCATION MAP

5-K-26-RZ



Case boundary



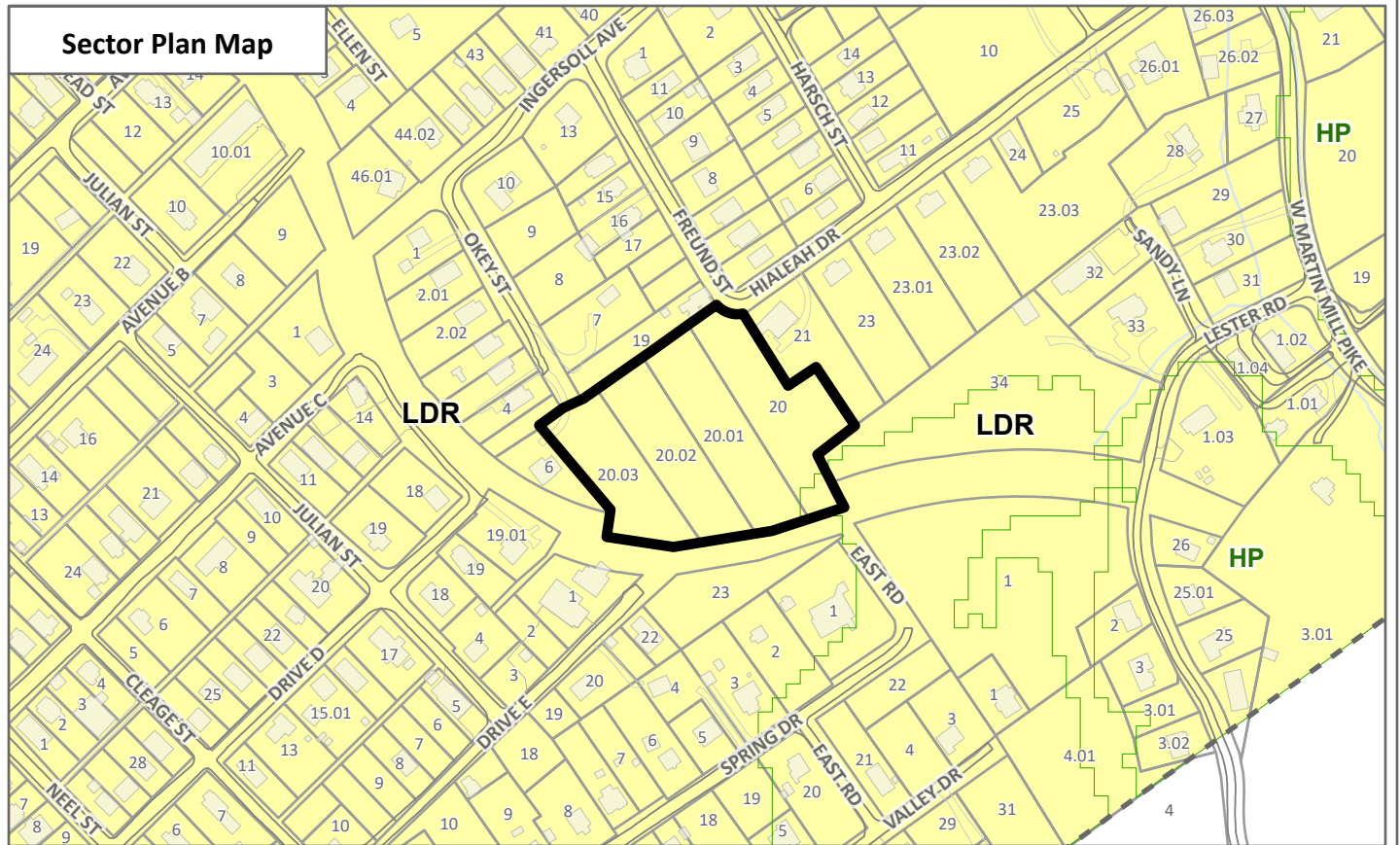
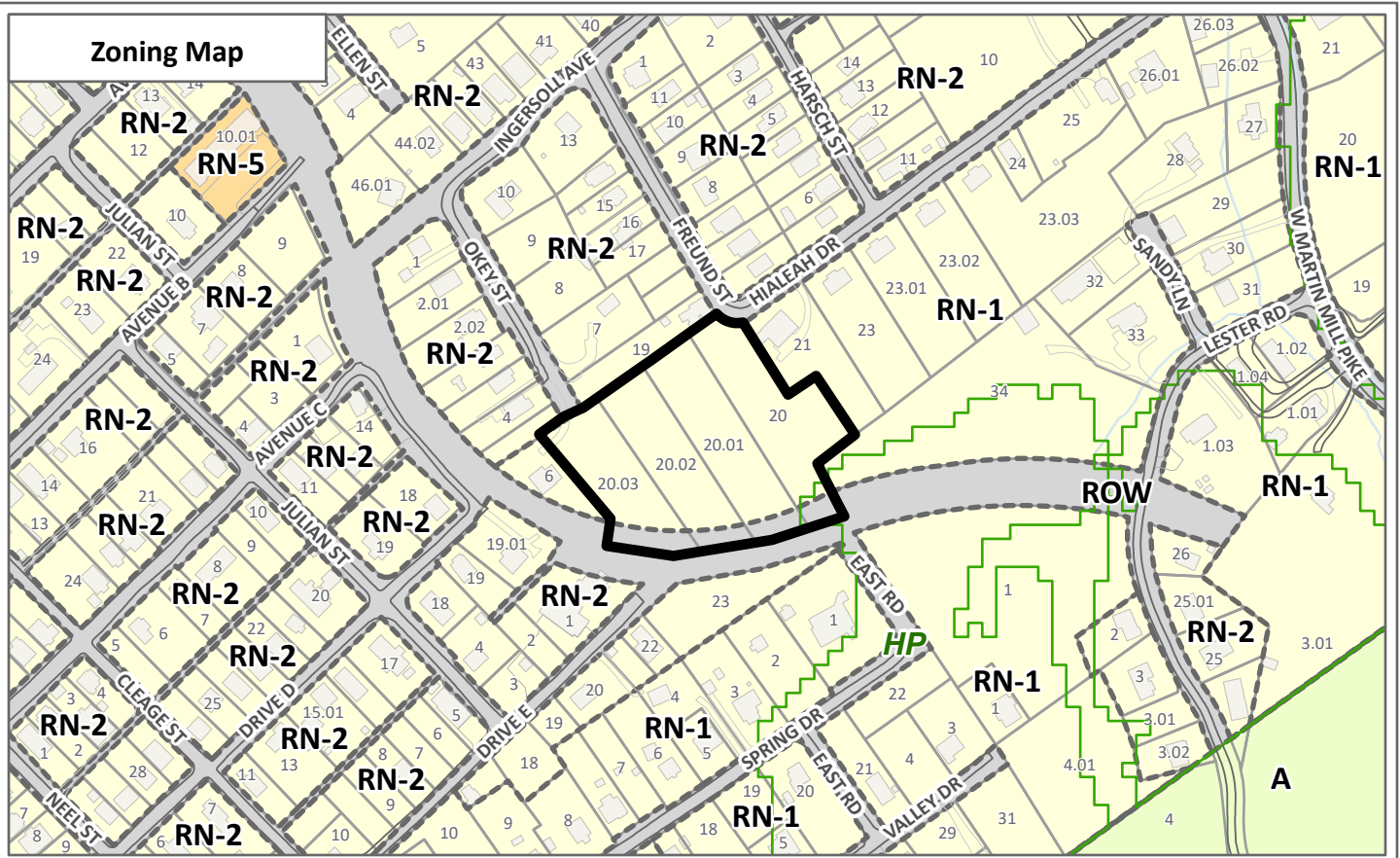





EXHIBIT A, CONTEXTUAL MAPS **5-K-26-RZ**



Case boundary

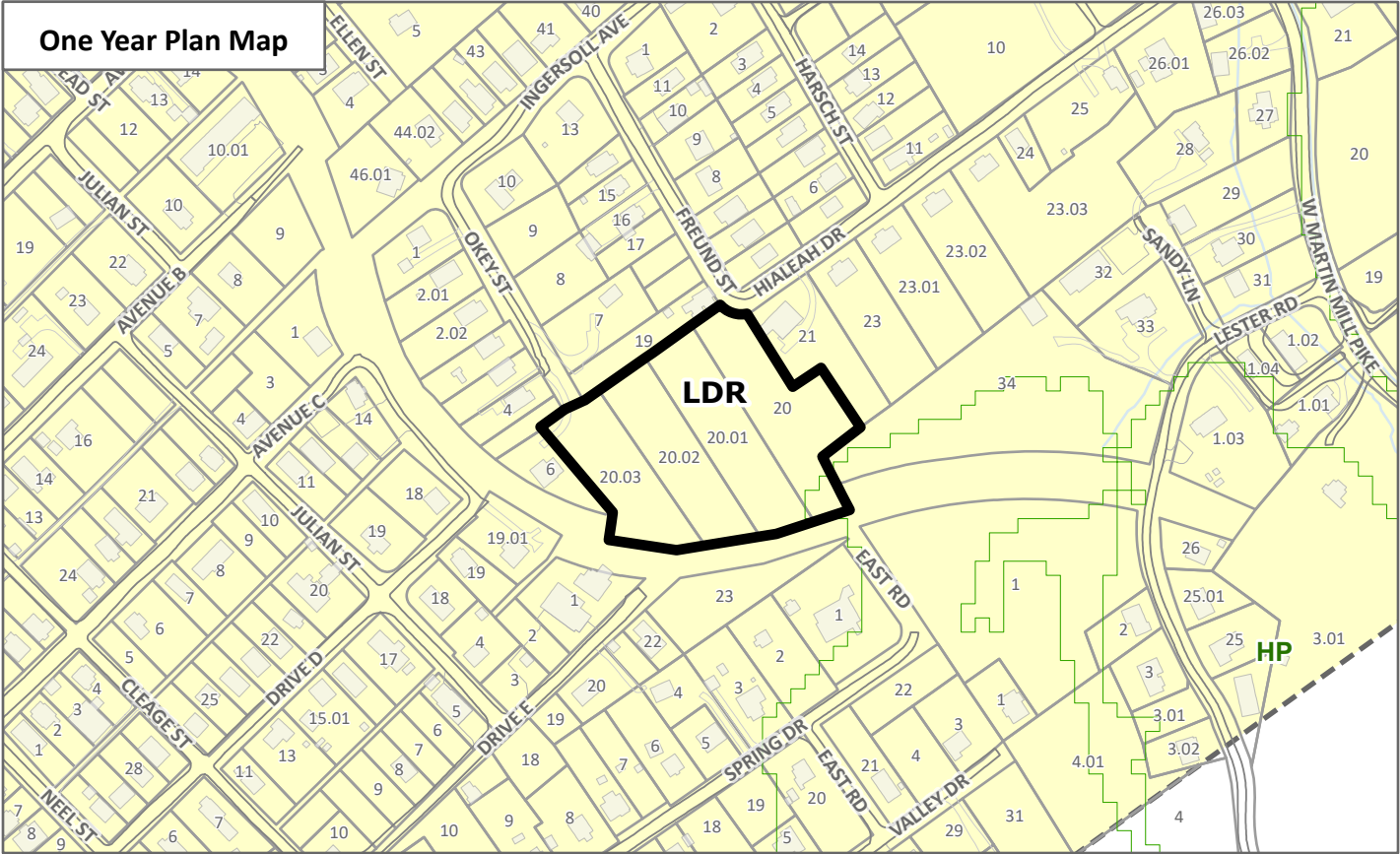


0 360
Feet



N

One Year Plan Map



Existing Land Use Map

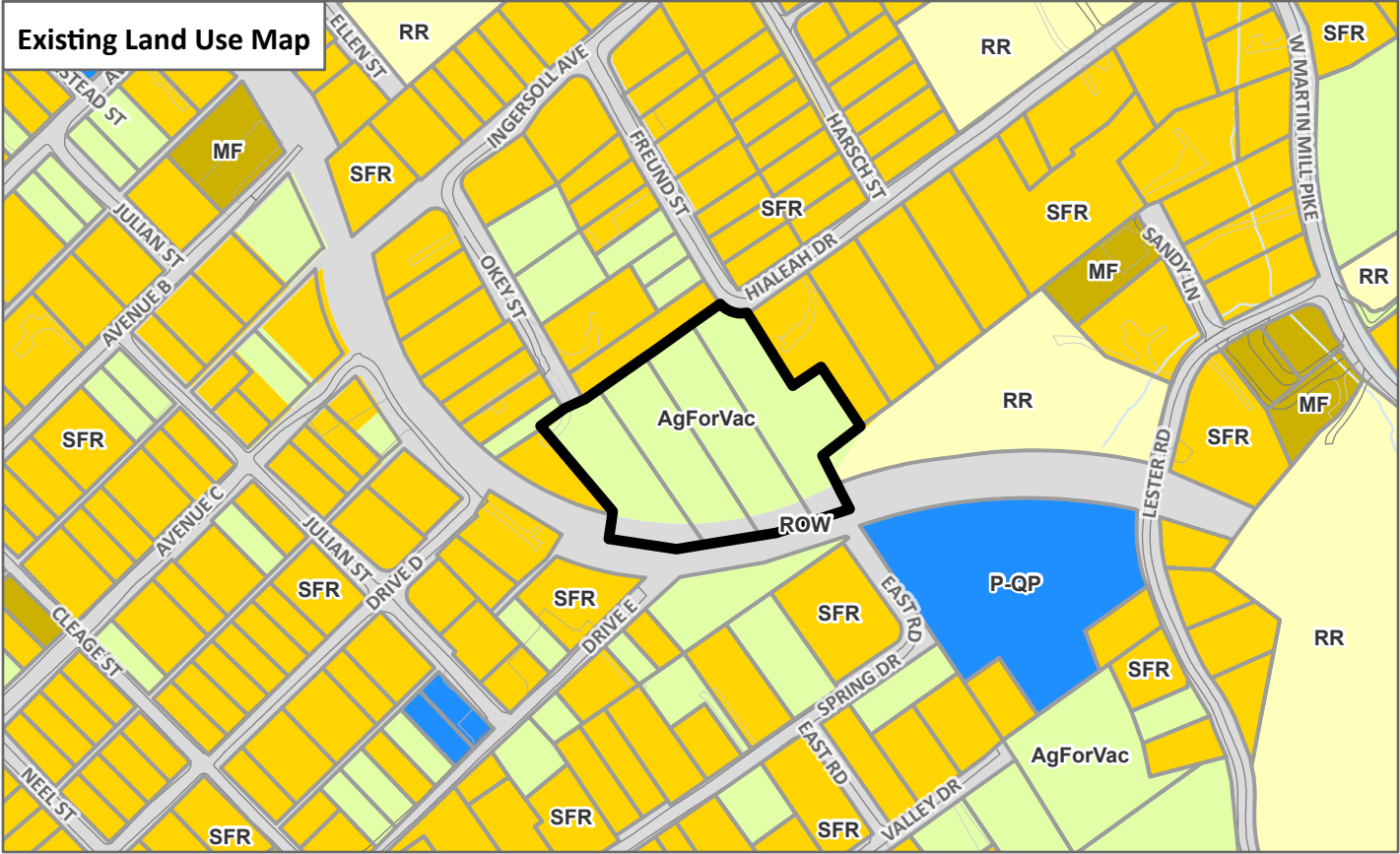
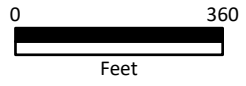


EXHIBIT A, CONTEXTUAL MAPS

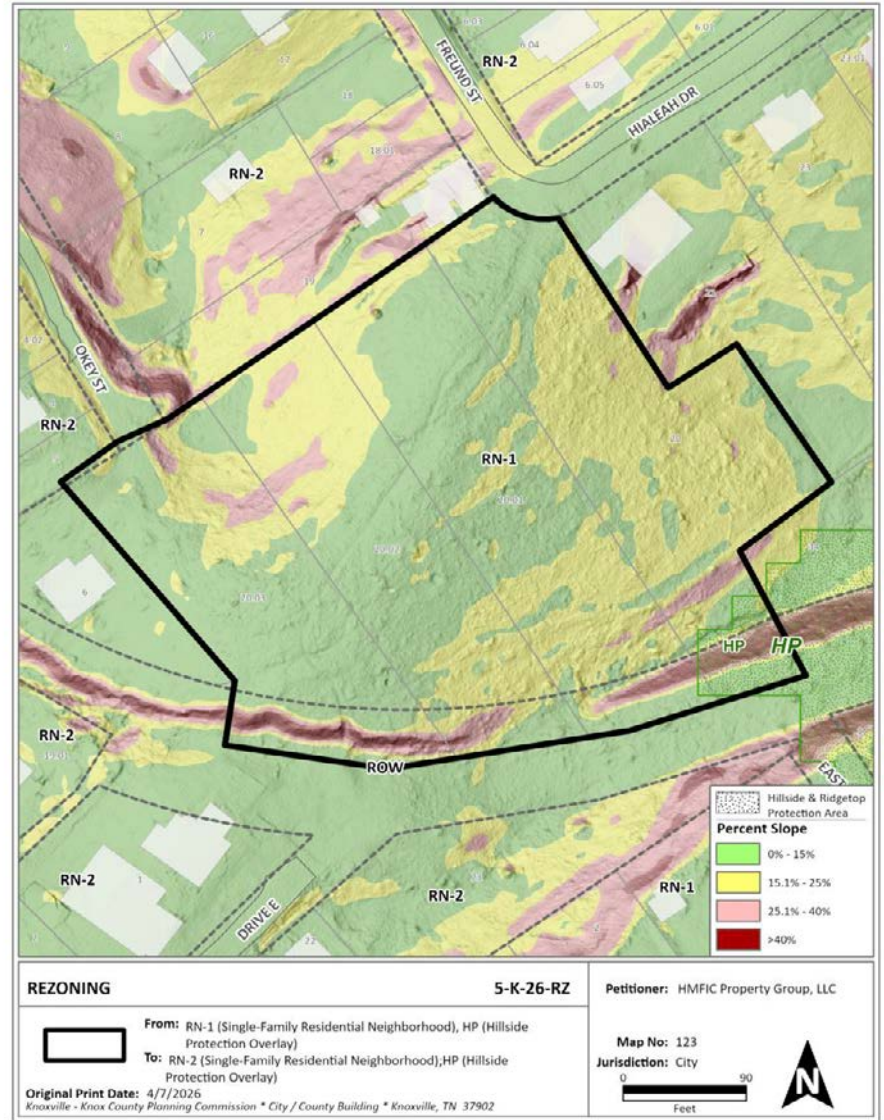
5-K-26-RZ



Case boundary



CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	149,135.4	3.42			
Non-Hillside	145,116.8	3.33	N/A		
0-15% Slope	1,964.9	0.05	100%	1,964.9	0.05
15-25% Slope	432.9	0.01	50%	216.4	0.00
25-40% Slope	522.4	0.01	20%	104.5	0.00
Greater than 40% Slope	1,098.4	0.03	10%	109.8	0.00
Ridgetops					
Hillside Protection (HP) Area	4,018.5	0.09	Recommended disturbance budget within HP Area	2,395.6	0.05
			Percent of HP Area	59.6%	



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.

05/02/2026

05/15/2026

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



Benjamin C. Mullins

Applicant Signature

Applicant Name

Date