

REZONING REPORT

▶ **FILE #:** 5-O-26-RZ

AGENDA ITEM #: 39

AGENDA DATE: 5/14/2026

▶ **APPLICANT:** NOAH HUDSON

OWNER(S): Rajendra Adhikari/2614 Dexter LLC 2614 Dexter LLC

TAX ID NUMBER: 122 O F 025

[View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 2312 BELT RD

▶ **LOCATION:** East side of Belt Rd, north of Ginn Dr, south of Spring Creek Rd

▶ **APPX. SIZE OF TRACT:** 1.88 acres

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

ACCESSIBILITY: Access is via Belt Road, a local street with a pavement width which varies between 16.5 ft and 20.5 ft within a right-of-way which varies between 37.5 ft and 50 ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Tennessee River

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

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

▶ **EXISTING LAND USE:** Single Family Residential

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

HISTORY OF ZONING: This property was rezoned from RA (Low Density Residential) to A (Agricultural) upon appeal to County Commission in 1998 (3-K-98-RZ).

SURROUNDING LAND USE AND ZONING: North: Single family residential - RA (Low Density Residential)

South: Single family residential - RA (Low Density Residential)

East: Single family residential - RA (Low Density Residential)

West: Singel family residential - RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: This area is comprised of single family homes on small and medium sized suburban lots. The subject site is approximately 0.3 miles from Alcoa Way Optimist Community Park.

STAFF RECOMMENDATION:

▶ **APPROVE the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan 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 historically been developed for residential uses, including a rezoning from RA to PR (Planned Residential) up to 3 du/ac in 2007 to the south of the site and use on review approval of duplexes in 2023 nearly adjacent to the site.

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

1. The RA zone is intended to provide for residential areas with low population densities. The uses permitted in this zone are limited to low-impact residential development which is consistent with existing buildout in the area.
2. This request aligns with Implementation Policy 2 of the Comprehensive Plan, "Ensure development is sensitive to existing community character." The surrounding area has a development pattern akin to that permitted by the RA zone.

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 a low-density residential zone. As such, it is not anticipated to negatively impact the surrounding area. This property was rezoned from RA to A (Agricultural) in 1998 (3-K-98-RZ). It is the only property zoned A on this stretch of Belt Road.
2. Access to the lot for development purposes would be subject to review and approval from the Knox County Engineering and public Works Department., but development under the RA zone is not expected to add significant traffic to this street.

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:

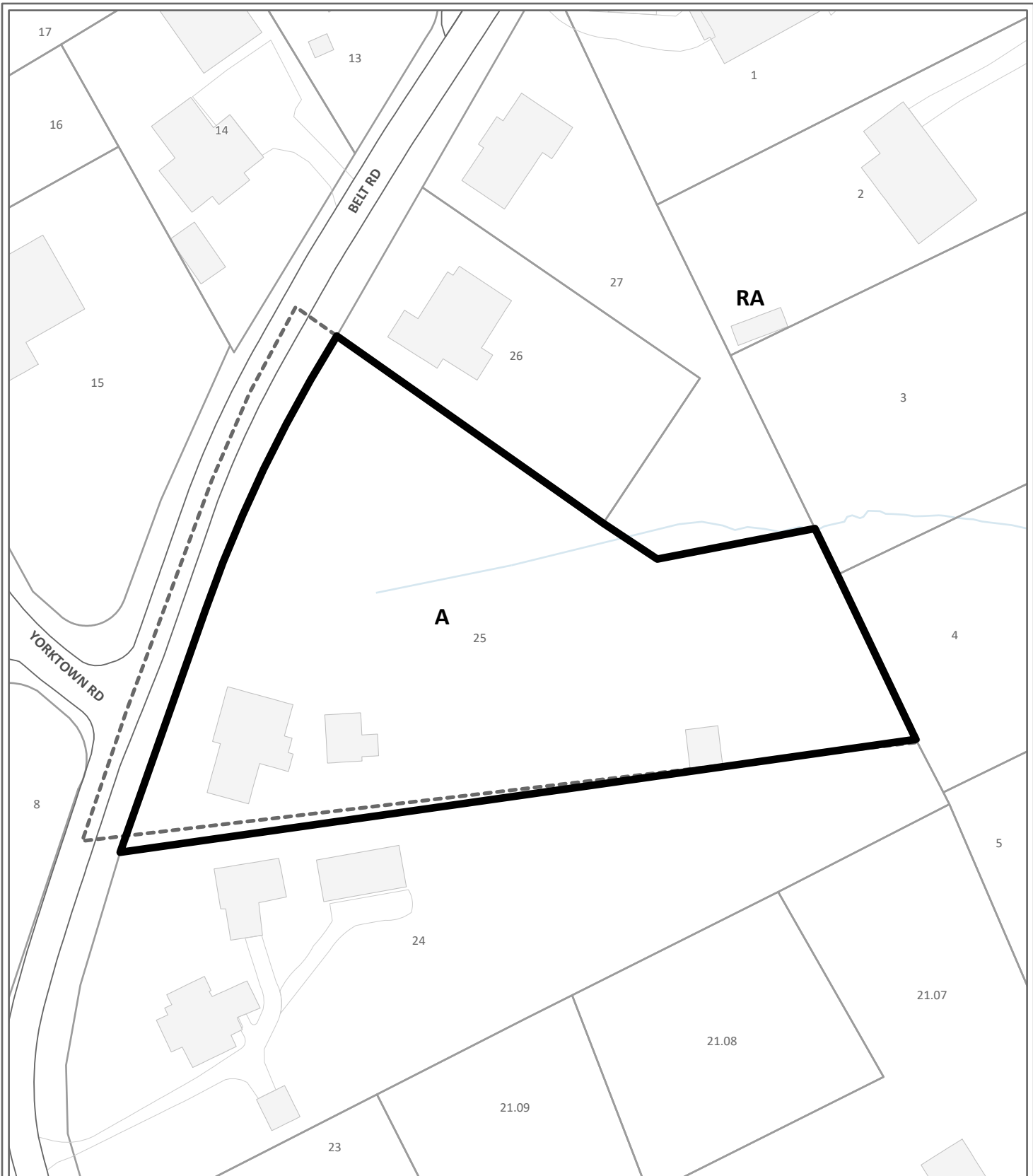
1. The SR (Suburban Residential) place type is directly related to the RA zoning district. A rezoning to the RA zone would bring the zoning of the parcel into compliance with the County Comprehensive plan, as the current A (Agricultural) zone is not related to the SR place type.
2. The subject site is within the urban growth boundary of the Growth Policy Plan, the purposes of which are to encourage a reasonably compact pattern of development, promote expansion of the Knoxville-Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to provision of adequate roads, utilities , schools, drainage and other public facilities and services. The RA zone supports these policies.
3. This request aligns with Implementation Policy 2 of the Comprehensive Plan, "Ensure development is sensitive to existing community character." The surrounding area has a development pattern akin to that permitted by the RA zone.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Mount Olive 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-O-26-RZ

Petitioner: Noah Hudson

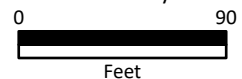


From: A (Agricultural)

To: RA (Low Density Residential)

Map No: 122

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

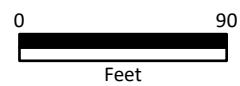
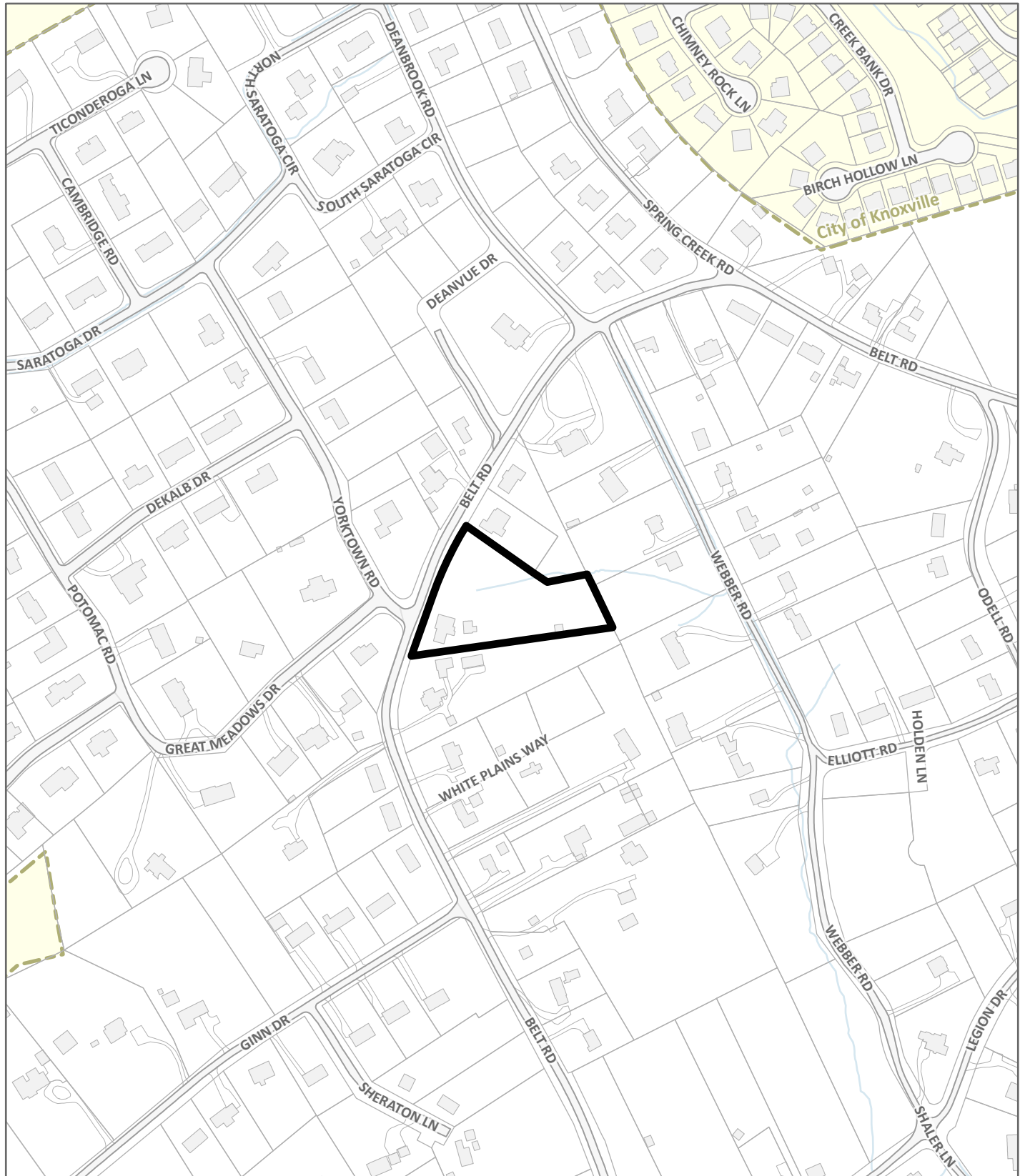


Exhibit A. Contextual Images

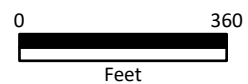


LOCATION MAP

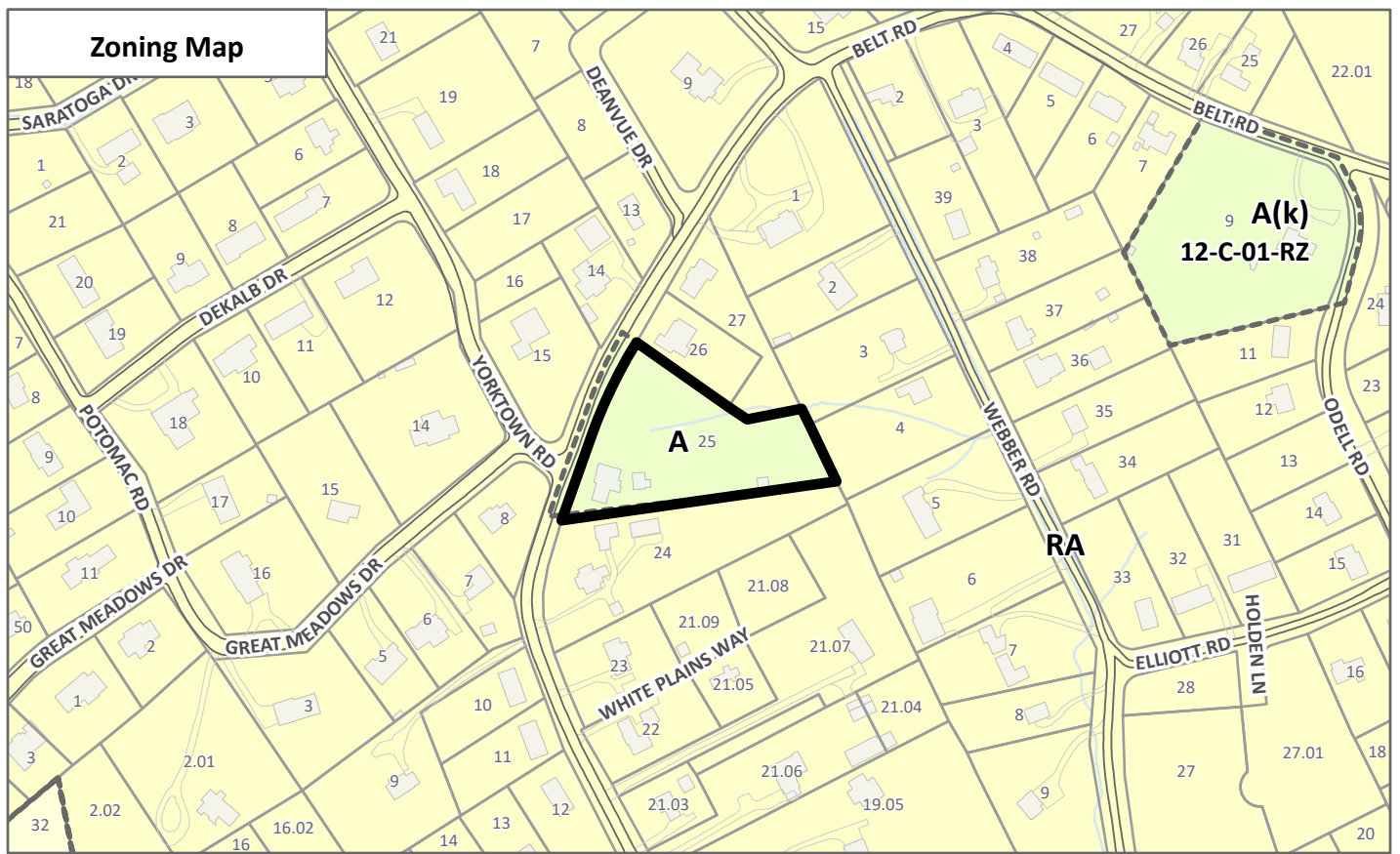
5-O-26-RZ



Case boundary



Zoning Map



Comprehensive Plan Map

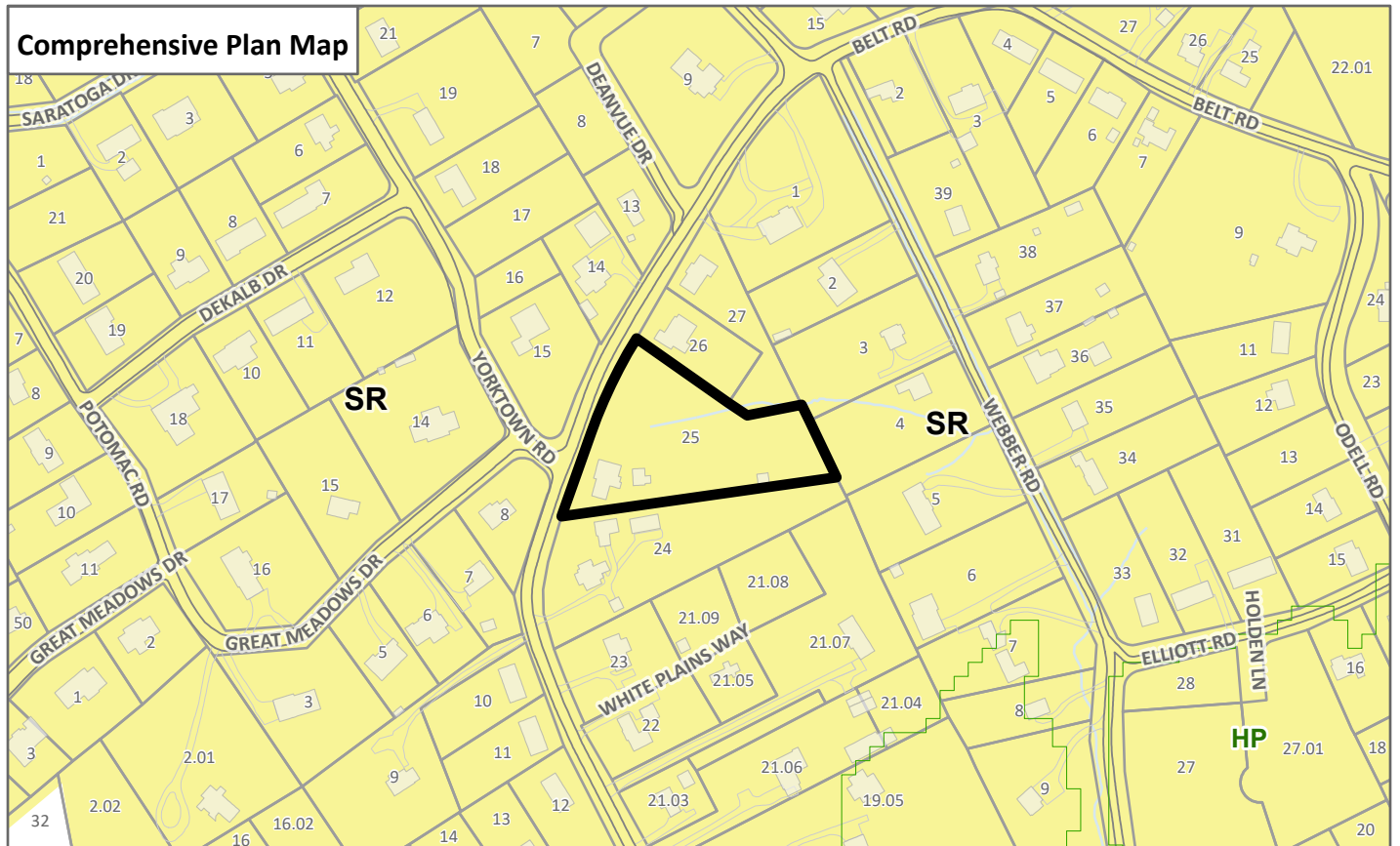
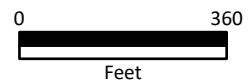


EXHIBIT A, CONTEXTUAL MAPS

5-O-26-RZ



Case boundary



Existing Land Use Map

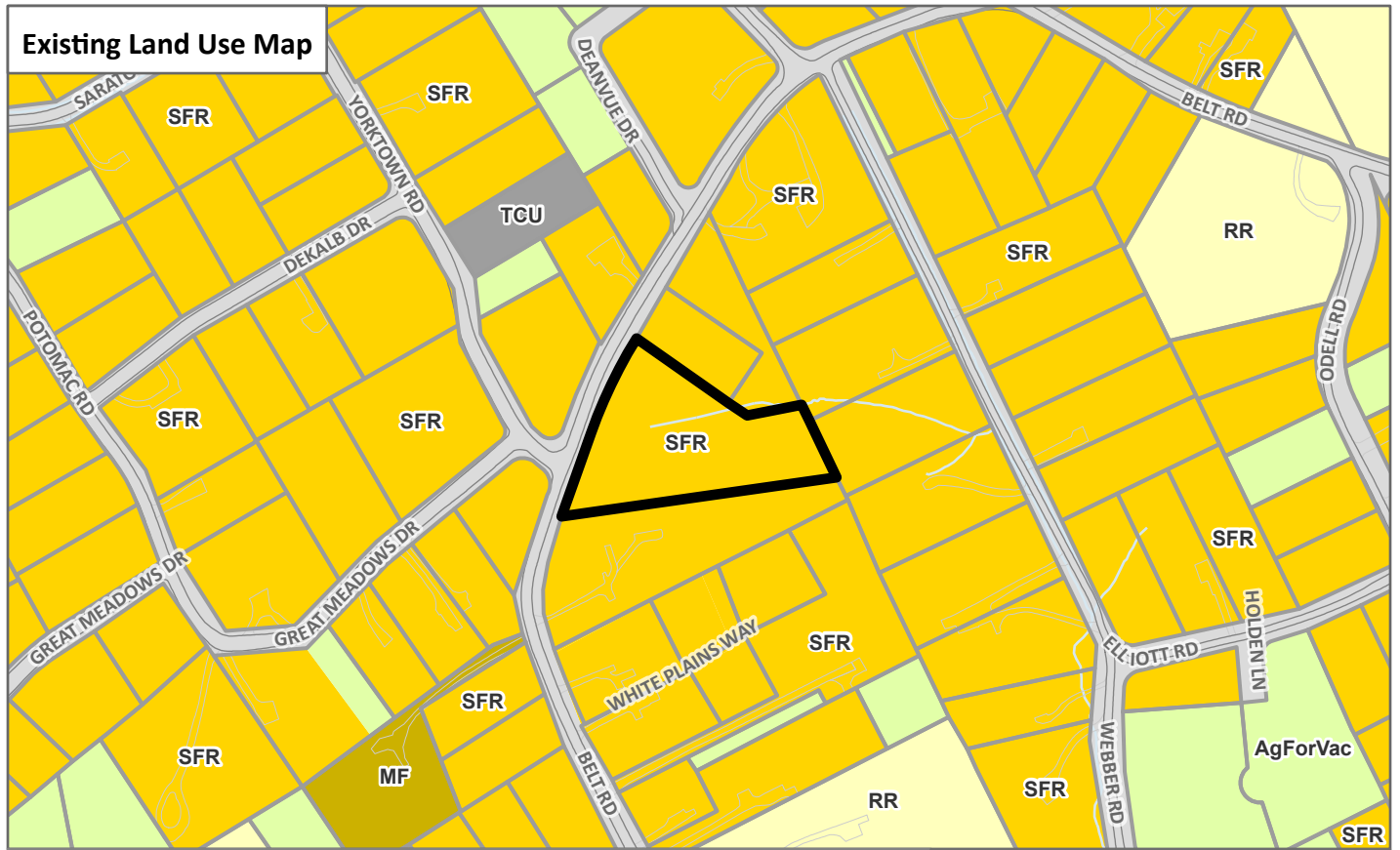
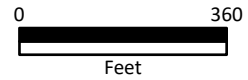


EXHIBIT A, CONTEXTUAL MAPS

5-O-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.

05/02/2026

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


Applicant Signature

RAJENDRA ADHIKARI
Applicant Name

Date