REZONING REPORT

FILE #: 11-C-26-RZ **AGENDA ITEM #: 5**

AGENDA DATE: 11/12/2026

APPLICANT:	**NOAH HUDSON**
OWNER(S):	Raj Adhikari Knoxville Twelve Properties LLC
TAX ID NUMBER:	82 L F 011 **View map on KGIS**
JURISDICTION:	City Council District 6
STREET ADDRESS:	3210 LANDVIEW DR
LOCATION:	**South side of Landview Dr, north of Boyds Bridge Pike**
APPX. SIZE OF TRACT:	**0.82 acres**
SECTOR PLAN:	East City
GROWTH POLICY PLAN:	N/A (Within City Limits)
ACCESSIBILITY:	Access is via an undeveloped section of Landview Drive, a local street within a right-of-way width that varies from 38-42 ft.
UTILITIES:	Water Source: Knoxville Utilities Board
	Sewer Source: Knoxville Utilities Board
FIRE DISTRICT:	Knoxville Fire Department
WATERSHED:	Holston River and French Broad River
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:	**Single Family Residential**
EXTENSION OF ZONING:	No, it is not an extension.
HISTORY OF ZONING:	None noted.
SURROUNDING LAND USE AND ZONING:	North: Single family residential - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)
	South: Agriculture/forestry/vacant land - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)
	East: Single family residential - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)
	West: Single family residential - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)
NEIGHBORHOOD CONTEXT:	The Town Hall East neighborhood is a predominantly residential area characterized by single-family homes on small to medium sized lots. Sarah Moore Greene Magnet Elementary School is approximately 0.25 miles southwest of the property.

STAFF RECOMMENDATION:

- **Approve the RN-2 (Single-Family Residential Neighborhood) zoning district because it is consistent with adopted plans and supported by available amenities in the area. The HP (Hillside Protection Overlay) district 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 IS NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY GENERALLY.
1. Since 2024, there have been two rezonings from the RN-1 (Single-Family Residential Neighborhood) to the RN-2 (Single-Family Residential Neighborhood) zone, approximately 550 ft west of the subject property.
2. Though the broader surrounding area has remained stable, since 2024, there have been twelve single-family dwellings constructed within 0.25 miles of the subject property on formerly vacant lots. The gradual increase in infill development supports consideration of a rezoning of this site.

THE PROPOSED AMENDMENT IS CONSISTENT WITH THE INTENT AND PURPOSES OF THIS CODE.
1. The RN-2 zoning district is intended to accommodate low density single-family residential development on relatively small lots with smaller setbacks. The RN-2 district would be compatible with the surrounding area, which consists of small and medium lots with varying widths and setbacks.
2. Rezonings 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 RN-2 district permits the same uses as the RN-1 district.

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. Landview Drive is a substandard local street with a pavement width varying between 10 and 15 ft. However, the subject property is located just east of the intersection of Leon Drive, a local street with a 26-ft pavement width and is removed from the narrow section of Landview Drive to the west.
2. Landview Drive has not been built out east of the Leon Drive intersection. Future development would be required to pave Landview Drive between the existing pavement and up to the property's driveway entrance, which is roughly 35 ft.

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 subject property is designated LDR (Low Density Residential) under the City's One Year Plan and East City Sector Plan, which allows consideration of the RN-2 zoning district.
2. The proposed rezoning is consistent with the General Plan's Development Policy 8: Encourage growth in existing urban areas. The subject property is within 0.25 miles of Sarah Moore Greene Elementary School and the Sarah Moore Greene Greenway, and within 0.75 miles of the Knoxville Botanical Gardens, Austin East High School, Dr. E.V. Davidson Community Center, and multiple parks.

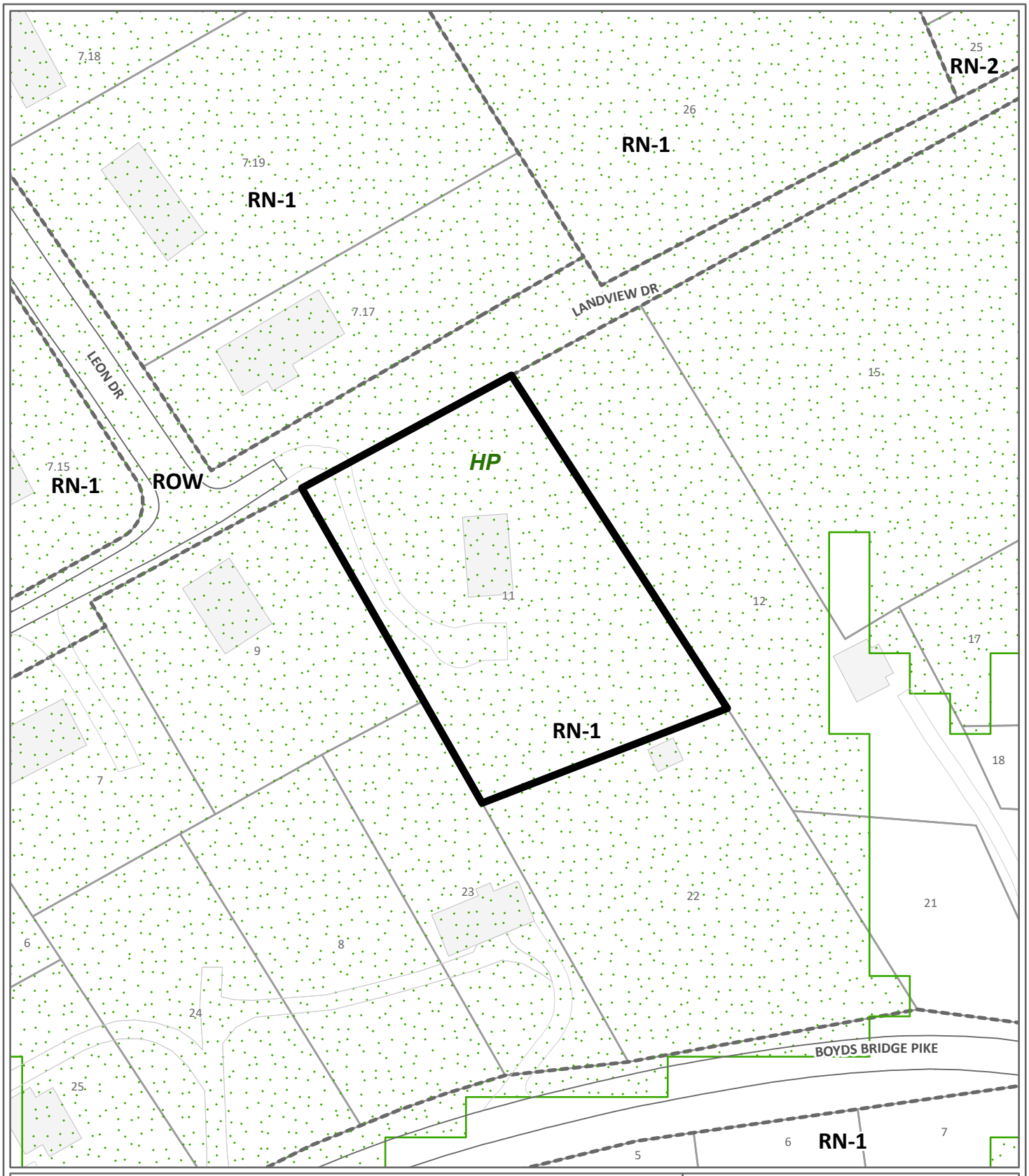
WHETHER ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, STORM SEWERS, AND WATER LINES, OR ARE REASONABLY CAPABLE OF BEING PROVIDED PRIOR TO THE DEVELOPMENT OF THE SUBJECT PROPERTY IF THE AMENDMENT WERE ADOPTED.
1. As previously mentioned, future development would require Landview Drive to be paved between the existing pavement to the west and the property's driveway entrance.
2. There are numerous community amenities within a mile radius of the subject property, including schools, parks, and recreation centers, to support a rezoning of this site.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Sarah Moore Greene Magnet, Vine Middle Magnet, and Austin East High.

If approved, this item will be forwarded to Knoxville City Council for action on 1/5/2027 and 1/19/2027. 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 **11-C-26-RZ**

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

Original Print Date: 10/1/2026
*Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902*

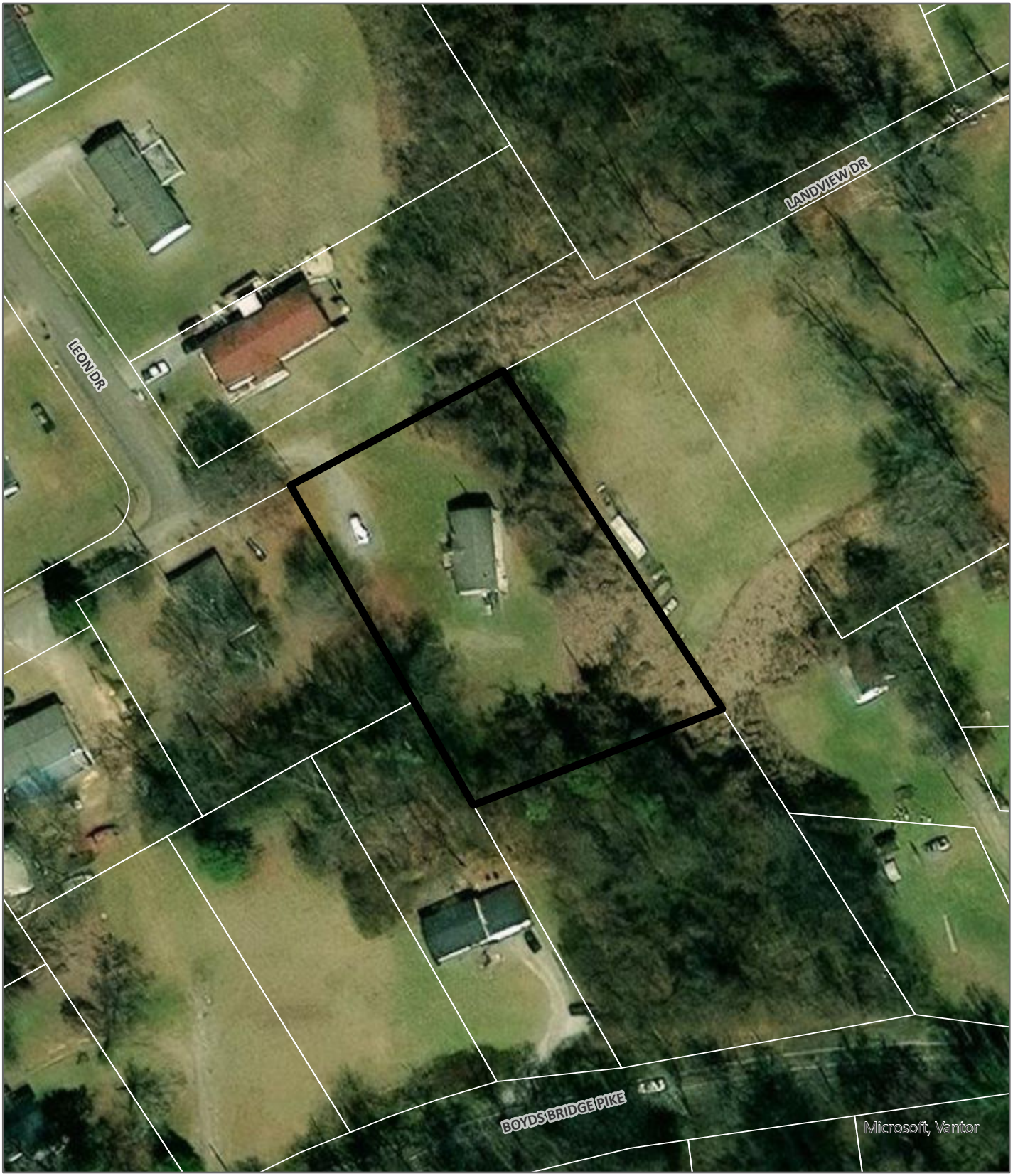
Petitioner: Noah Hudson

Map No: 82
Jurisdiction: City

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Feet

N

Exhibit A. Contextual Images



AERIAL MAP

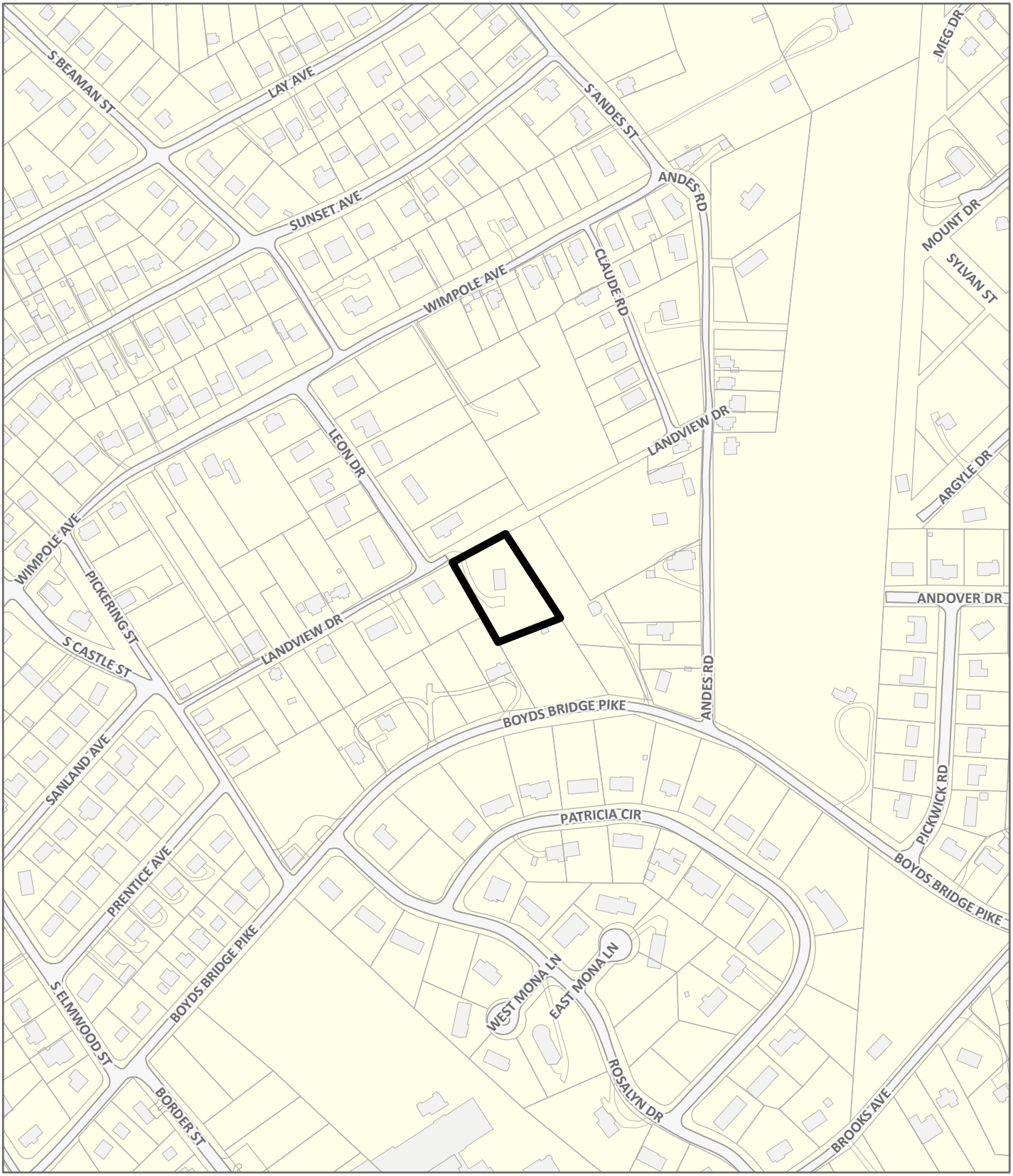
Case boundary

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Feet

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Exhibit A. Contextual Images



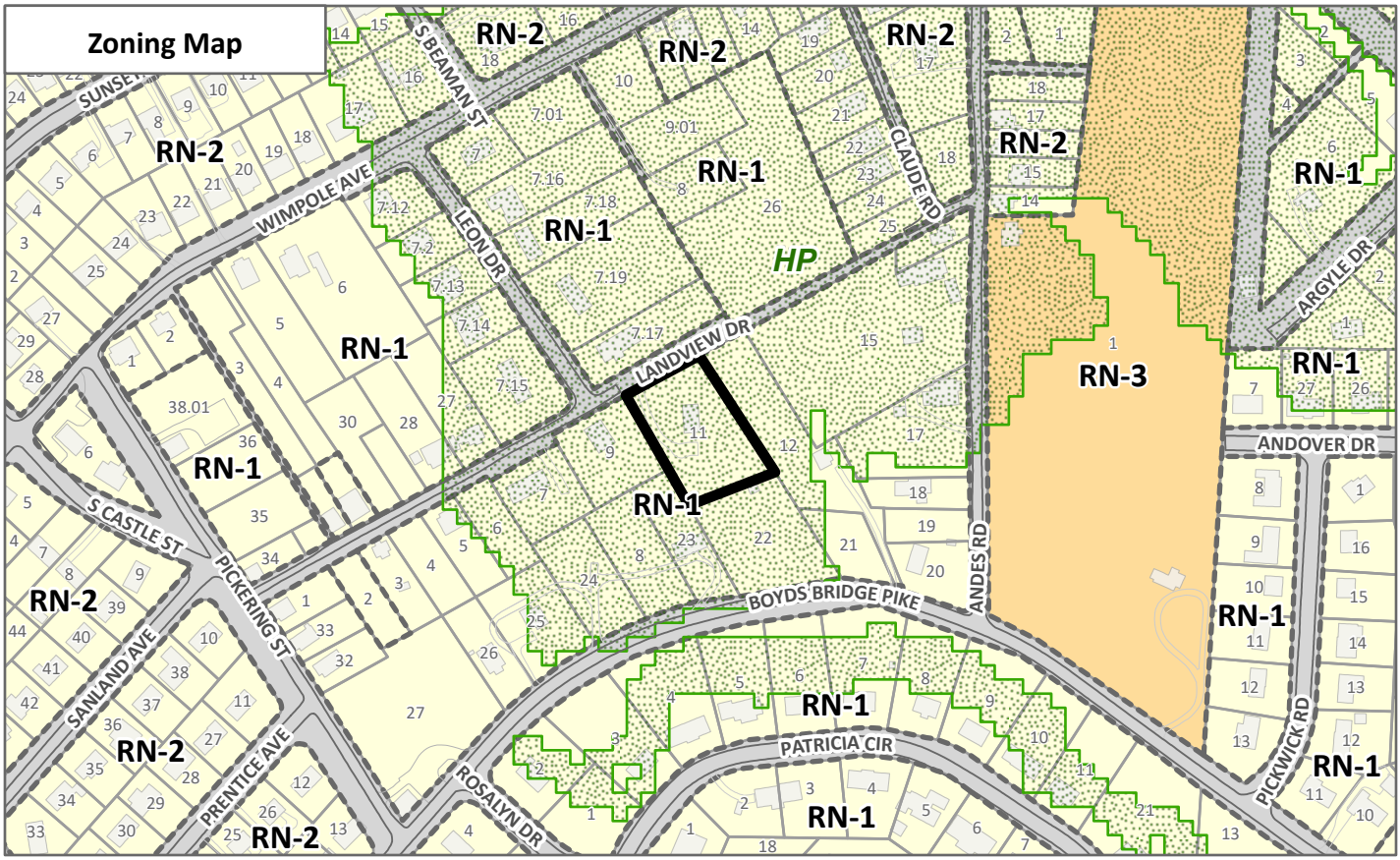
LOCATION MAP **11-C-26-RZ**

Case boundary

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Feet

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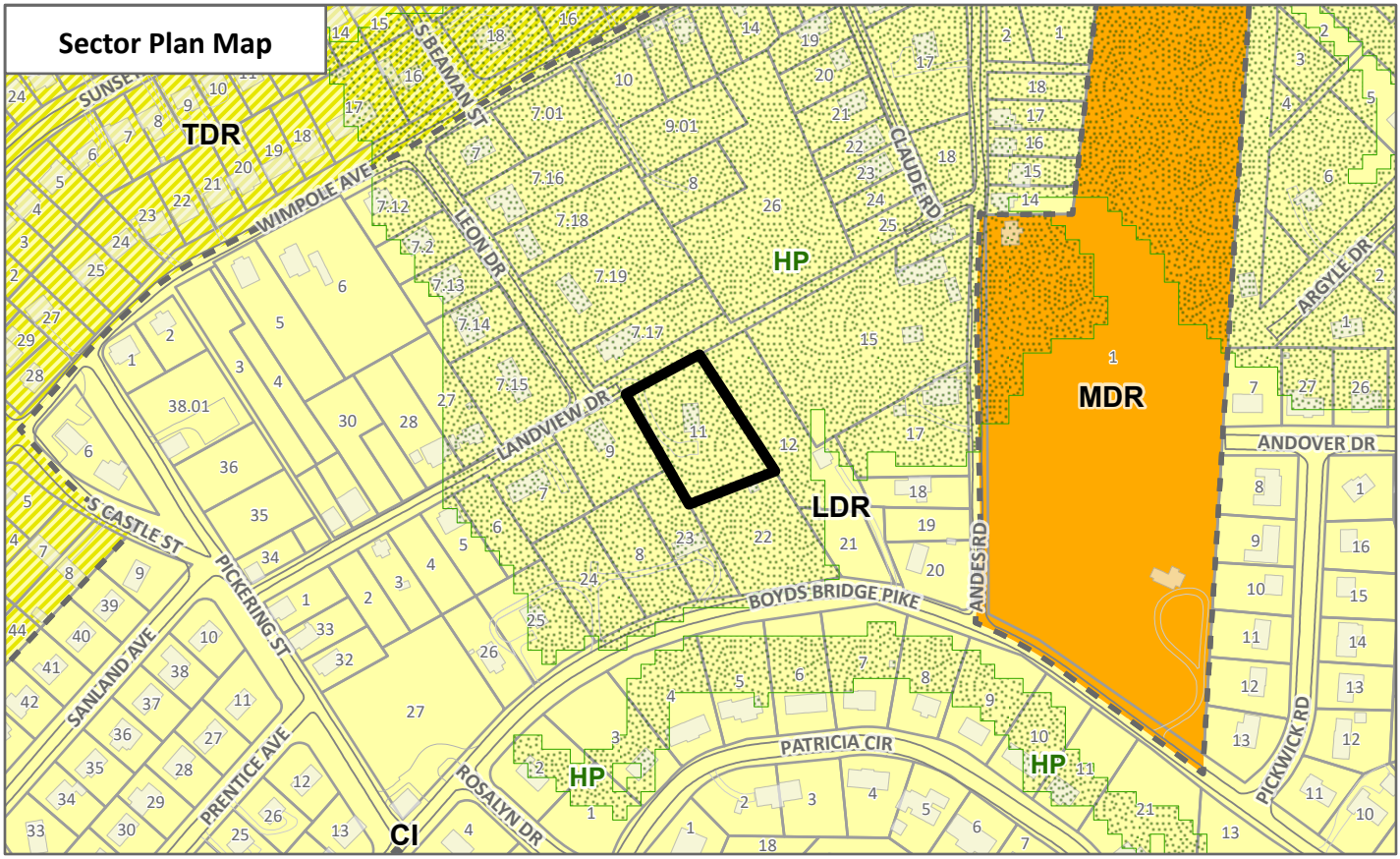


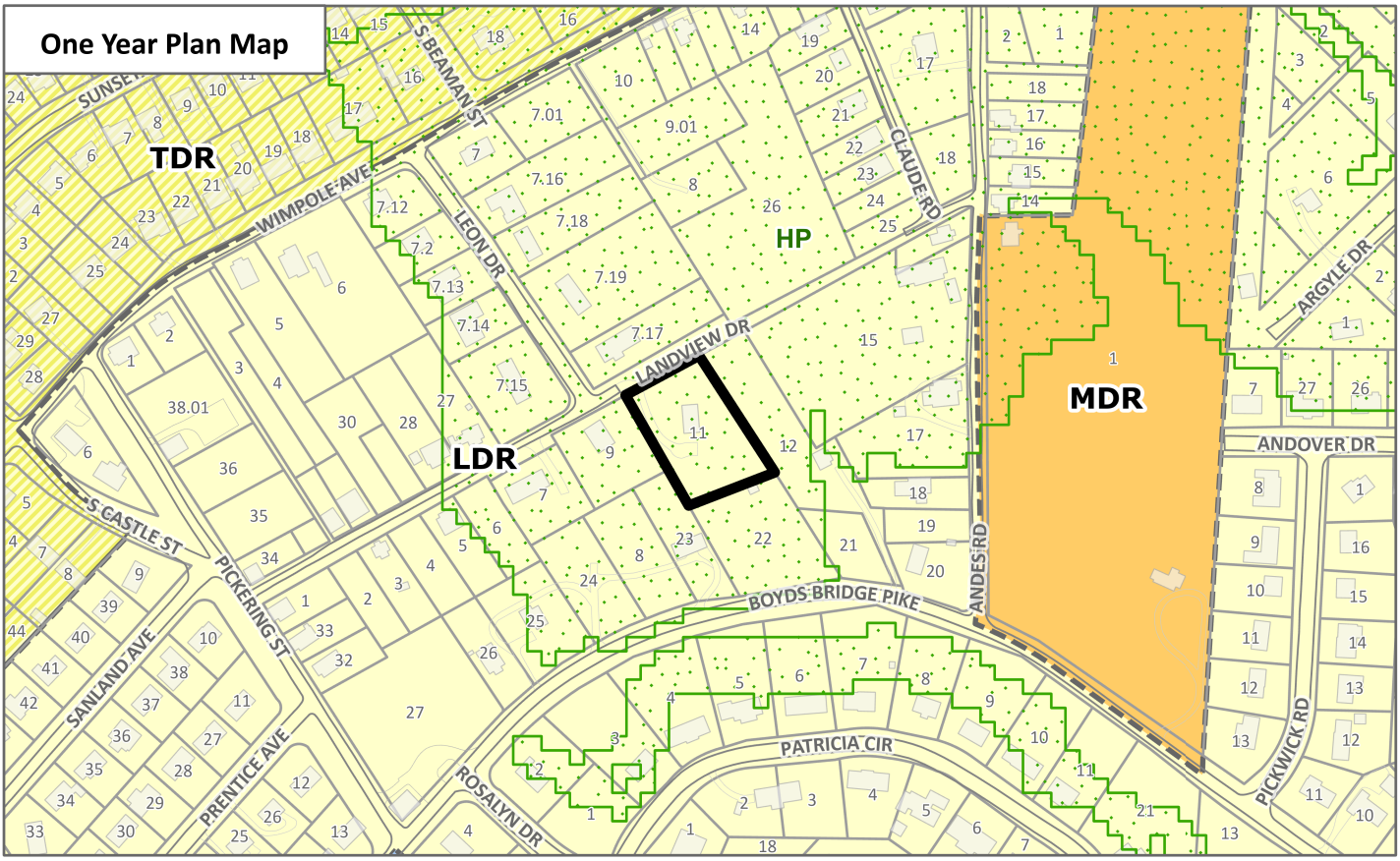
EXHIBIT A, CONTEXTUAL MAPS **11-C-26-RZ**

Case boundary

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Feet

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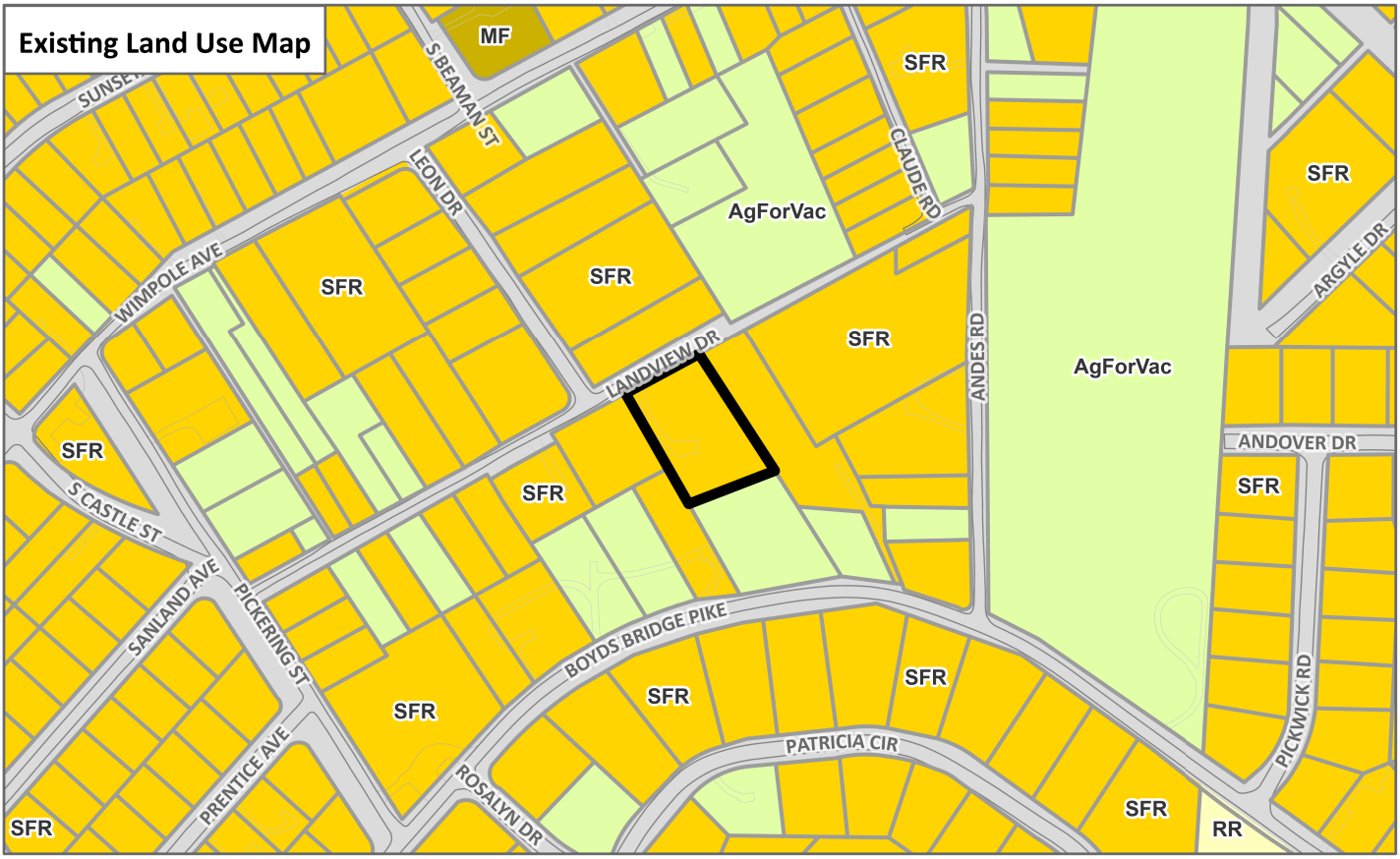


EXHIBIT A, CONTEXTUAL MAPS **11-C-26-RZ**

Case boundary

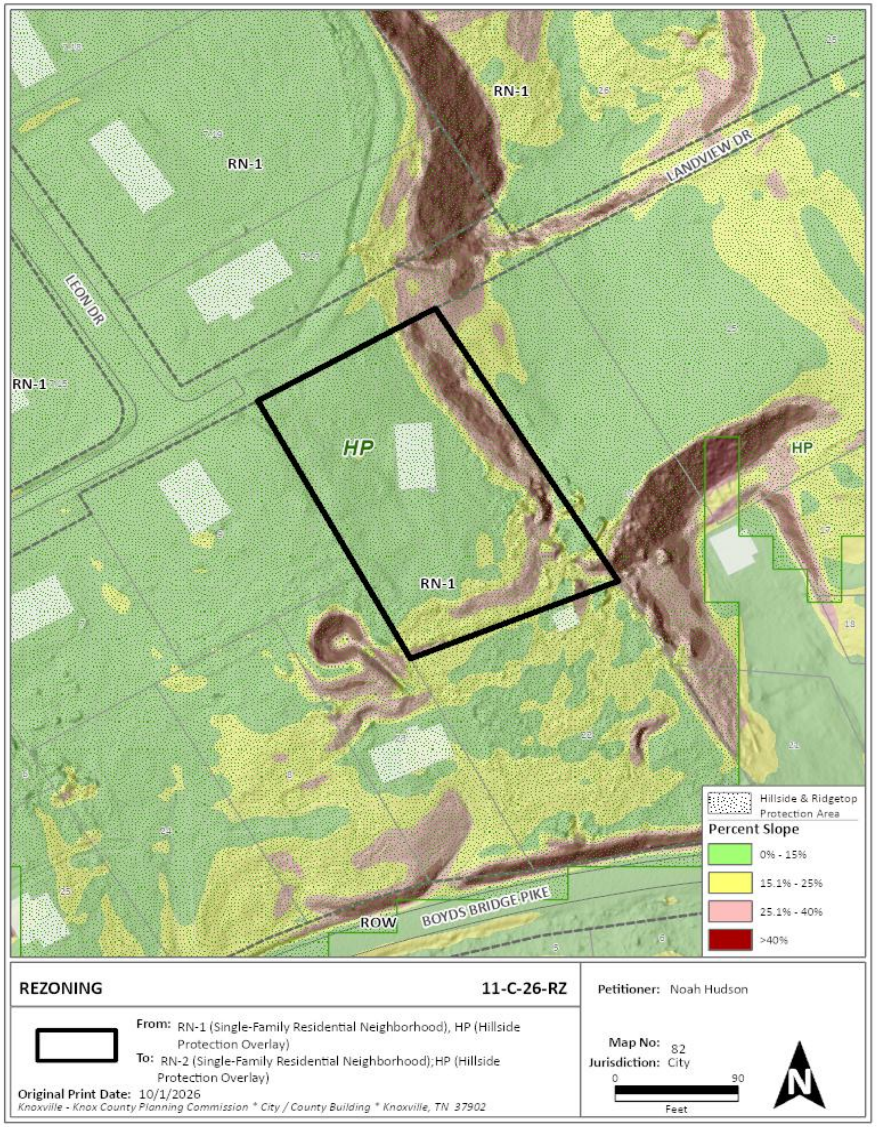
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Feet

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Staff - Slope Analysis
Case: 11-C-26-RZ

CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	**36,159.3**	**0.83**			
Non-Hillside	0.0	0.00	N/A		
0-15% Slope	22,964.6	0.53	100%	22,964.6	0.53
15-25% Slope	6,314.9	0.14	50%	3,157.5	0.07
25-40% Slope	4,973.0	0.11	20%	994.6	0.02
Greater than 40% Slope	1,906.7	0.04	10%	190.7	0.00
Ridgetops					
Hillside Protection (HP) Area	36,159.3	0.83	Recommended disturbance budget within HP Area	**27,307.4**	**0.63**
			Percent of HP Area	**75.5%**	



Docusign Envelope ID: 6D78B3EC-5711-8EAC-83A7-02E9EFED746F

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.*

10/31/26 — Date to be Posted

11/13/26 — 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

Signed by:
rajendra Adhikari
FE296BA71490409...
Applicant Signature

Raj Adhikari for Knoxville Twelve Properties LLC — Applicant Name

8/26/2026 — Date