REZONING REPORT

FILE #: 11-D-26-RZ **AGENDA ITEM #: 27**

AGENDA DATE: 11/12/2026

APPLICANT:	**KEVIN HAWKINS**
OWNER(S):	Kevin Hawkins
TAX ID NUMBER:	118 025 **View map on KGIS**
JURISDICTION:	County Commission District 6
STREET ADDRESS:	10912 YARNELL RD
LOCATION:	**Southeast corner of Yarnell Rd and Armiger Ln**
APPX. SIZE OF TRACT:	**2.66 acres**
GROWTH POLICY PLAN:	Planned Growth Area
ACCESSIBILITY:	Access is via Yarnell Road, a major collector with 20 ft of pavement width within a right-of-way width that varies from 63-71 ft. Access is also via Armiger Lane, an unstriped local street with 27 ft of pavement width a right-of-way width that varies from 45-56 ft.
UTILITIES:	Water Source: West Knox Utility District
	Sewer Source: West Knox Utility District
FIRE DISTRICT:	Karns Fire Department
WATERSHED:	Hickory Creek
CURRENT ZONING:	**A (Agricultural), TO (Technology Overlay)**
REQUESTED ZONING:	**PR (Planned Residential), TO (Technology Overlay)**
EXISTING LAND USE:	**Rural Residential**
DENSITY PROPOSED:	**up to 4 du/ac**
EXTENSION OF ZONING:	Yes, it is an extension.
HISTORY OF ZONING:	None noted.
SURROUNDING LAND USE AND ZONING:	North: Public/quasi public land (school) - A (Agricultural), TO (Technology Overlay)
	South: Single family residential - A (Agricultural), TO (Technology Overlay)
	East: Single family residential - A (Agricultural), TO (Technology Overlay)
	West: Single family residential - PR (Planned Residential) up to 4 du/ac, TO (Technology Overlay)
NEIGHBORHOOD CONTEXT:	The surrounding area is characterized by single family and multifamily subdivisions interspersed with forested slopes and large single family lots. There is a commercial and office node at the Lovell Road and Pellissippi Parkway interchange 0.75 miles to the northeast of the subject property.

STAFF RECOMMENDATION:

Approve PR (Planned Residential) up to 4 du/ac because it is consistent with the Knox County Comprehensive Plan and surrounding development, subject to 2 conditions. The TO (Technology

Overlay) would be retained.

1. Access for a future development on the subject property shall only be permitted via Armiger Lane.
2. Meeting the requirements of Knox County Engineering, including sufficient grading, if it is deemed necessary to provide the needed sight distance at the Armiger Lane access point.

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 residential density on this section of Yarnell Road has increased significantly since the mid-2000s through the construction of single family and multifamily subdivisions. There have been rezonings from A (Agricultural) to RA (Low Density Residential), OB (Office, Medical, and Related Services), and PR (Planned Residential) up to 3, 3.5, 3.6, 4, 5.6 and 9 dwelling units per acre on Yarnell Road within 0.5 miles of the subject property.
2. In 2012 Yarnell Road was rerouted and expanded at its intersection with Lovell Road, 0.55 miles to the east of the subject property. Lovell Road was also widened from two lanes to six lanes as part of these improvements.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSES OF THE APPLICABLE ZONING ORDINANCE.
1. The PR zone is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Each planned development shall be compatible with the surrounding or adjacent zones. A blue line stream runs along the eastern property line, and there is a potential sinkhole at the property's southwest corner. These environmental constraints are consistent with the intent of the PR zone.
2. While each PR zone is a separate zone, the proposed rezoning would continue the pattern of PR up to 4 du/ac zoning of abutting properties to the west. This section of Yarnell Road features developments zoned PR up to 3-9 du/ac.
3. 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 PR zone allows a range of residential uses. A maximum of 10 dwellings could be built on this 2.59 acre property at the requested density of 4 du/ac, which is consistent with the surrounding area.

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 PR zone ensures that site plans undergo a public review process and obtain Planning Commission approval of any proposed developments. A site plan would be reviewed to determine whether a proposed development is compatible with the surrounding community.
2. The property does not appear to have adequate sight distance along its Yarnell Road frontage due to a vertical curve, and a variance from the Knoxville-Knox County Subdivision Regulations for intersection spacing would be necessary for a new access point on Yarnell Road due to its proximity to Armiger Lane. Armiger Lane is a dead end street with 27 feet of pavement width that exclusively serves the adjacent Franklin Creek subdivision, and it can support additional traffic from the maximum 10 dwelling units that could be built on the subject property if it is rezoned. The recommended condition that access for a future development on the subject property only be permitted from Armiger Lane addresses these safety concerns and supports the recommendations of the Comprehensive Plan to promote connectivity with new development. The applicant will likely also be required to grade the portion of their frontage between Armiger Lane and Yarnell Road, but that will be verified during permitting.
3. Yarnell Road is a major collector that routes traffic to Lovell Road, a minor arterial with four lanes and a center turn lane that leads to a nearby interchange with Pellissippi Parkway. As such, the proposed rezoning is not anticipated to route traffic through side streets, and the road infrastructure is sufficient to support an increase in density on the property.

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 PR zone up to 4 du/ac is partially related to the subject property's SR (Suburban Residential) place type designation in the Knox County Comprehensive Plan. Per Appendix H of the Comprehensive Plan, partially related zones must meet additional criteria to be approved. The proposed rezoning meets the second criterion, as it is an extension of current zoning on adjacent sites.
2. The PR zone up to 4 du/ac with the noted condition to restrict access to Armiger Lane is consistent with Implementation Policy 2, to ensure that development is sensitive to existing community character, and

Implementation Policy 9.3, to focus growth in areas already served by adequate infrastructure. The noted condition supports the recommendations of the property's SR place type that street connections to adjacent residential areas should be provided in new subdivisions and Implementation Policy 11, to promote connectivity with new development.
3. The rezoning is also aligned with the property’s location within the Planned Growth Area of the Growth Policy Plan, which encourages a reasonable compact pattern of development and offering a wide range of housing choices.

ESTIMATED TRAFFIC IMPACT: 121 (average daily vehicle trips)

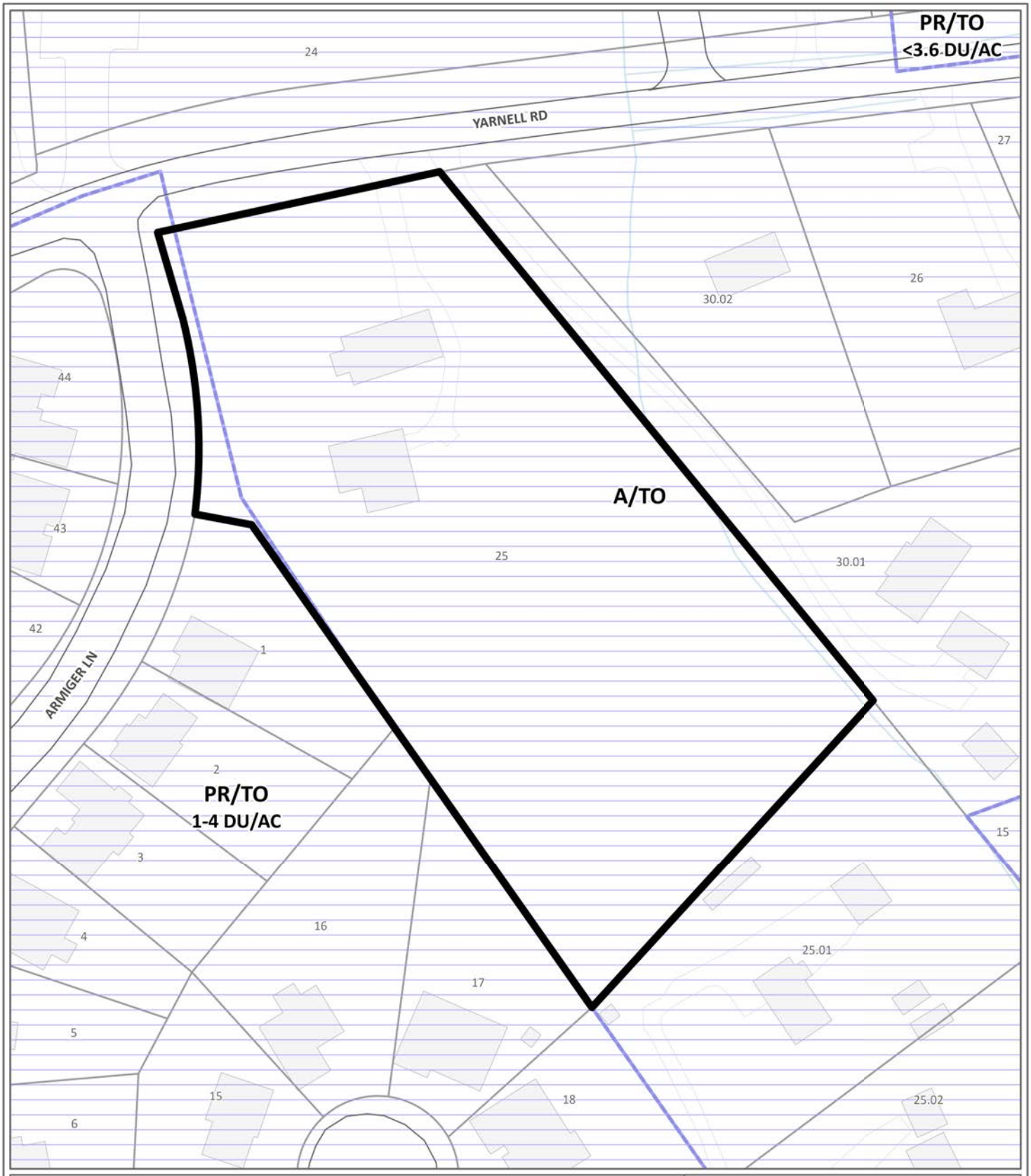
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 4 (public school children, grades K-12)

Schools affected by this proposal: Hardin Valley Elementary, Hardin Valley Middle, and Hardin Valley Academy.

• Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
• Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
• Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
• Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

If approved, this item will be forwarded to Knox County Commission for action on 12/14/2026. 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 **11-D-26-RZ**

Petitioner: Kevin Hawkins

From: A (Agricultural), TO (Technology Overlay)

To: PR (Planned Residential), TO (Technology Overlay) up to 4 du/ac

Map No: 118
Jurisdiction: County

0 90
Feet

N

Original Print Date: 10/21/2026

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

Exhibit A. Contextual Images



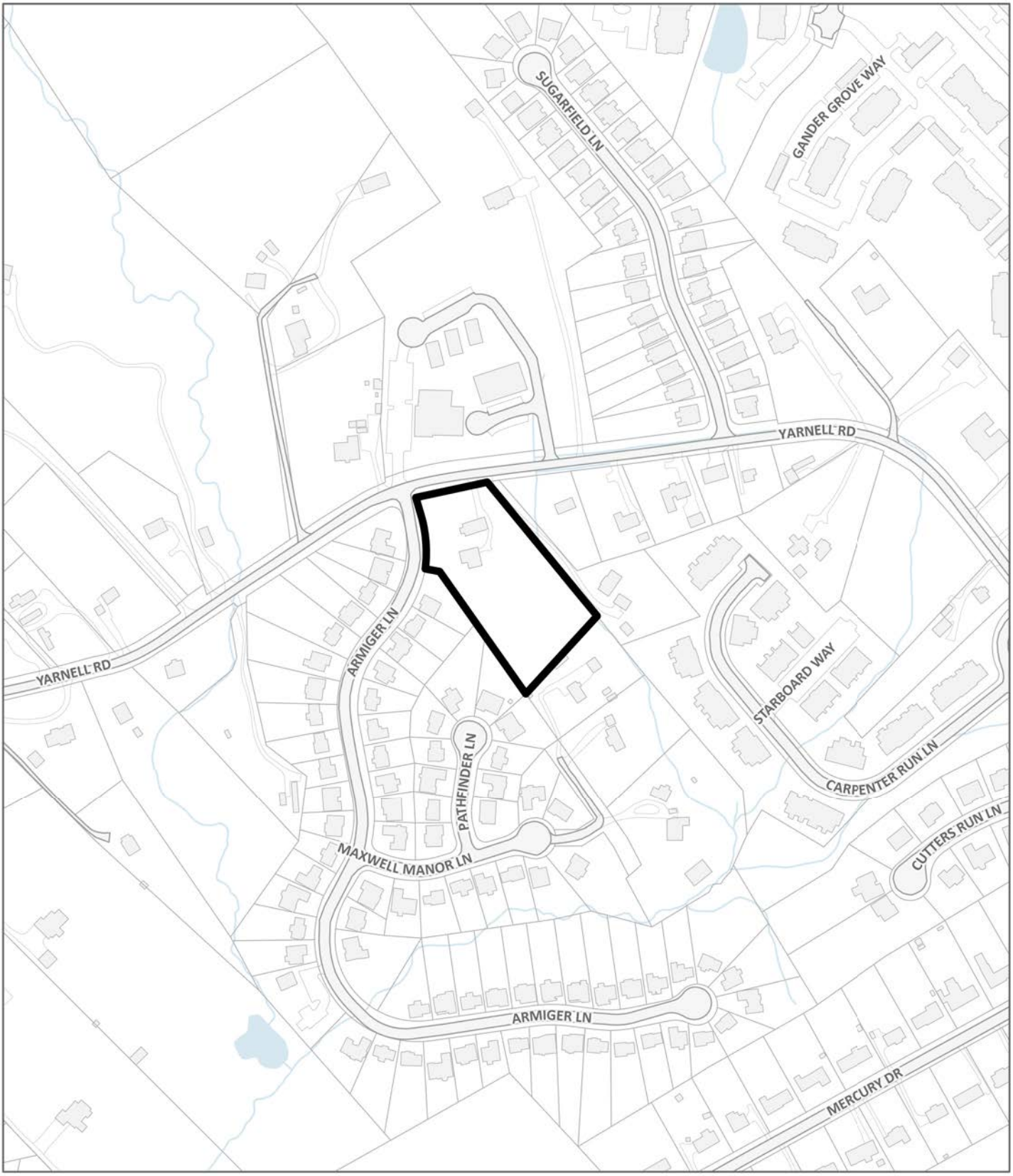
AERIAL MAP

Case boundary

0 90
Feet

N

Exhibit A. Contextual Images



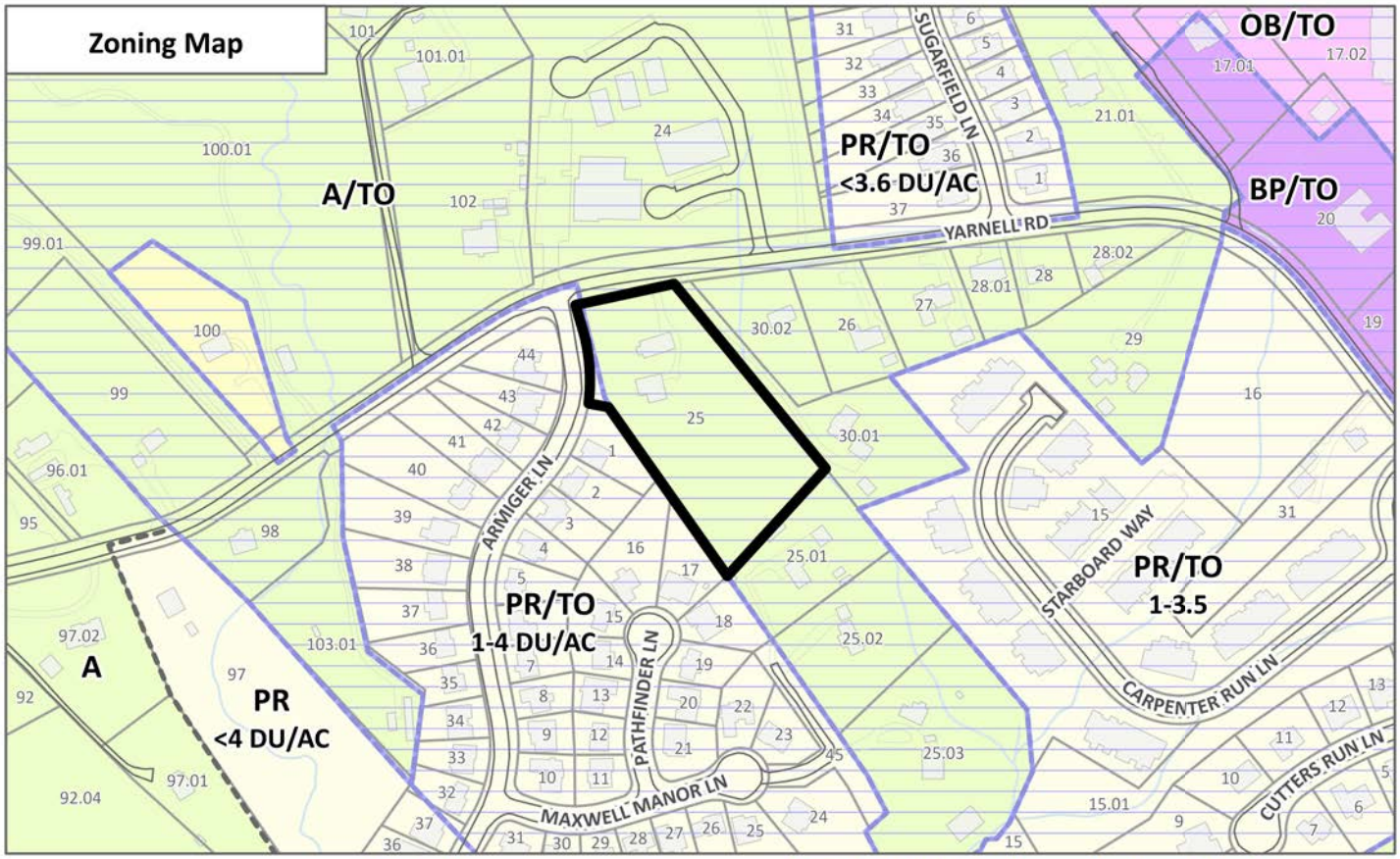
LOCATION MAP **11-D-26-RZ**

Case boundary

0 360

Feet

N



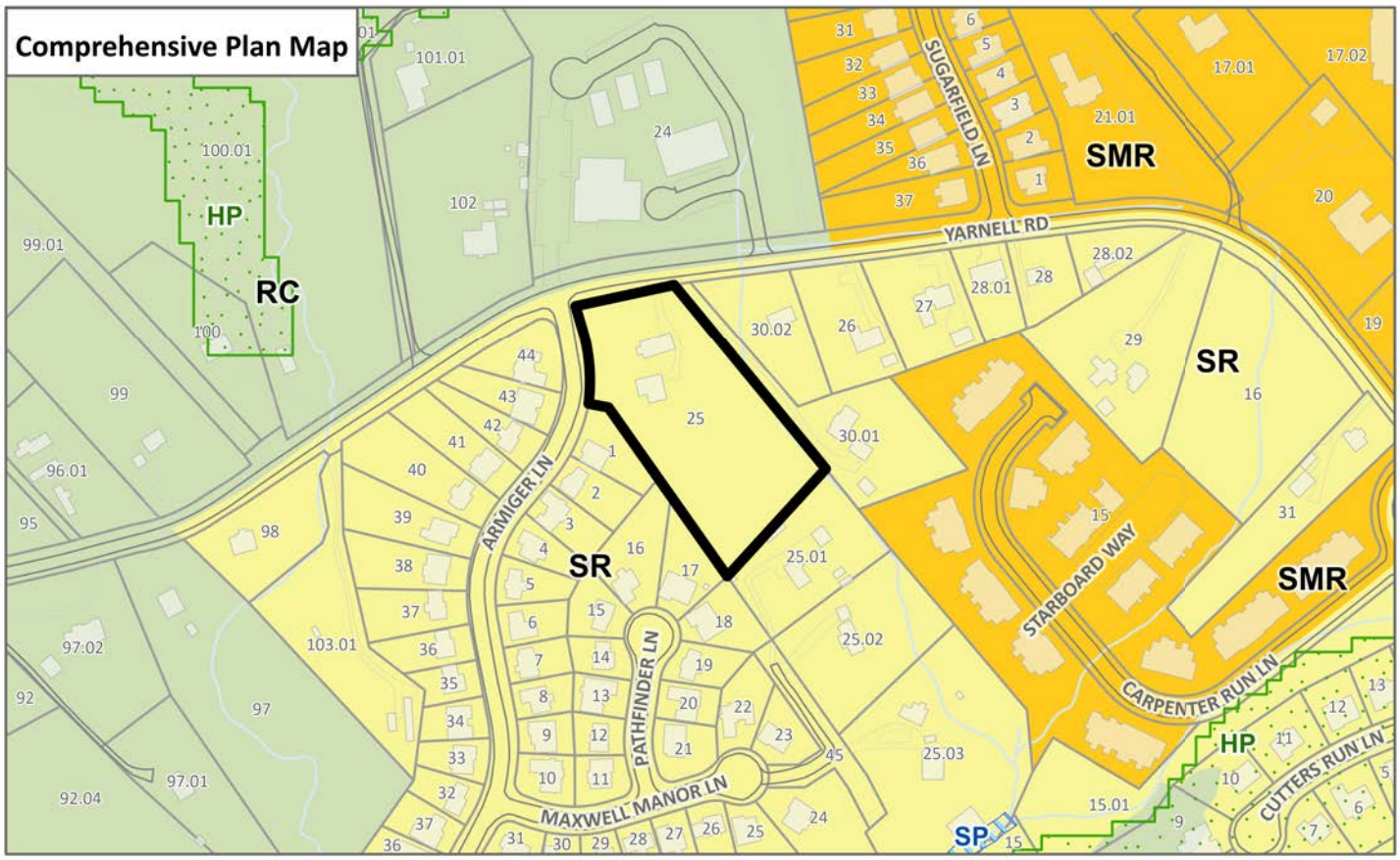
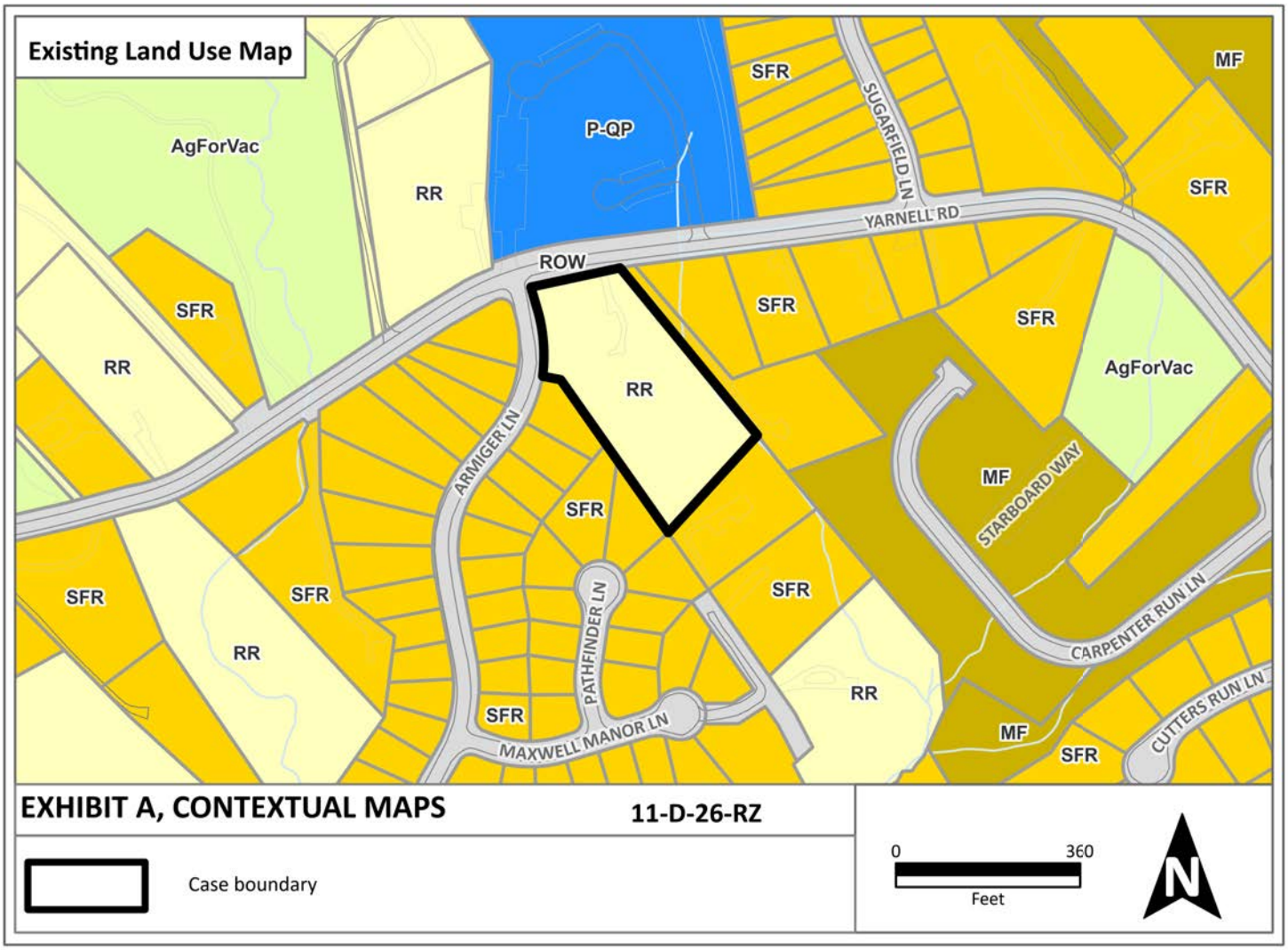


EXHIBIT A, CONTEXTUAL MAPS 11-D-26-RZ

Case boundary

0 360
Feet

N


Existing Land Use Map
AgForVac
RR
P-QP
SFR
SUGARFIELD LN
MF
SFR
YARNELL RD
ROW
SFR
RR
SFR
SFR
AgForVac
RR
ARMIGER LN
SFR
MF
STARBOARD WAY
SFR
SFR
SFR
PATHFINDER LN
SFR
CARPENTER RUN LN
RR
RR
SFR
MAXWELL MANOR LN
MF
CUTTERS RUN LN
SFR
EXHIBIT A, CONTEXTUAL MAPS
11-D-26-RZ
Case boundary
0
360
Feet
N

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

11/13/2026 — 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

Kevin Hawkins — Applicant Signature

Kevin Hawkins — Applicant Name

4-14-26 — Date