REZONING REPORT

FILE #: 11-F-26-RZ **AGENDA ITEM #: 29**

AGENDA DATE: 11/12/2026

APPLICANT:	**NOAH HUDSON**
OWNER(S):	Raj Adhikari
TAX ID NUMBER:	62 L A 025 **View map on KGIS**
JURISDICTION:	County Commission District 8
STREET ADDRESS:	114 ARMS RD
LOCATION:	**East side of Arms Rd, north of Asheville Hwy**
APPX. SIZE OF TRACT:	**0.76 acres**
GROWTH POLICY PLAN:	Planned Growth Area
ACCESSIBILITY:	Access is via Arms Road, a local street with 19 ft of pavement width a right-of-way width that varies from 38-43 ft.
UTILITIES:	Water Source: Knoxville Utilities Board
	Sewer Source: Knoxville Utilities Board
FIRE DISTRICT:	Rural Metro Fire
WATERSHED:	Lyon Creek
CURRENT ZONING:	**A (Agricultural)**
REQUESTED ZONING:	**RA (Low Density Residential)**
EXISTING LAND USE:	**Rural Residential**
EXTENSION OF ZONING:	No, it is not an extension.
HISTORY OF ZONING:	None noted.
SURROUNDING LAND USE AND ZONING:	North: Single family - A (Agricultural)
	South: Rural residential - A (Agricultural)
	East: Single family - A (Agricultural)
	West: Single family - A (Agricultural)
NEIGHBORHOOD CONTEXT:	The subject property is located in a transitional area characterized primarily by single-family homes on large lots. Asheville Highway and Andrew Johnson Highway are approximately 500 feet south of the subject property and contain a mix of commercial and industrial uses.

STAFF RECOMMENDATION:

Approve the RA (Low Density Residential) zone because it is consistent with adopted plans.

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. Development trends along Arms Road have primarily consisted of single-family dwellings on a wide range of lot sizes. A child daycare center opened roughly 0.20 miles southeast of the subject property in 2024.
2. Rezoning trends in the surrounding area have been concentrated along Asheville Highway to the south, transitioning from the A (Agricultural) zone to CA (General Business) and OB (Office, Medical, and Related Services).

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSES OF THE APPLICABLE ZONING ORDINANCE.
1. The RA (Low Density Residential) zone is intended to provide for areas with low population densities. The subject property meets the intent of the RA zone.
2. The subject property has a lot area of approximately 0.76 ac, and the current A (Agricultural) zone requires a minimum lot area of 1 ac for single-family dwellings. The requested RA zone would bring the property into conformance with zoning, as it requires a minimum lot area of 10,000 sq ft.
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 RA zone allows residential and limited civic uses and is consistent with the surrounding development.

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 considered a low-density residential zone and is not anticipated to negatively impact the surrounding area.

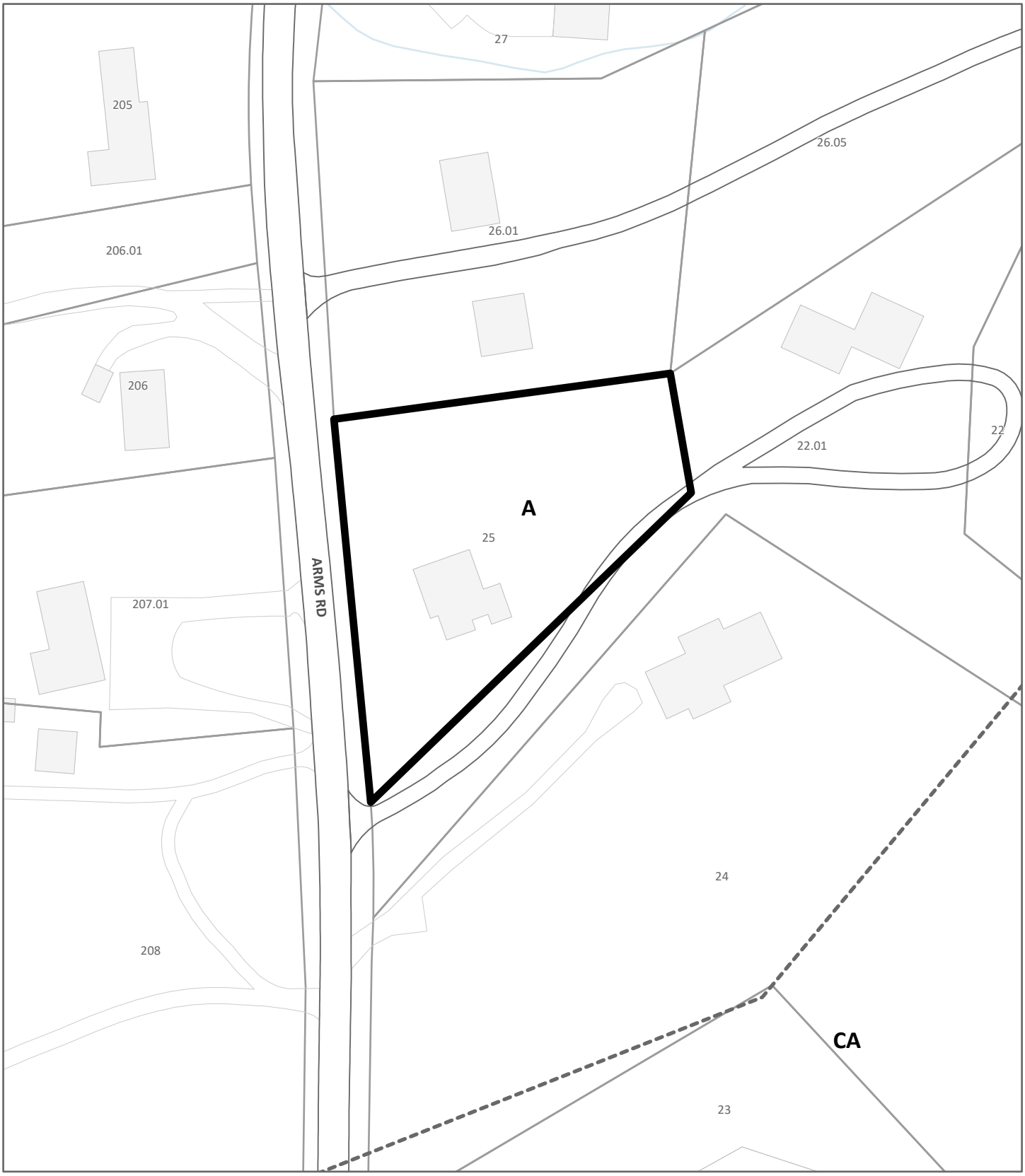
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE COMPREHENSIVE PLAN OF KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS.
1. The subject property is designated TCMU (Town Center Mixed-Use) in the Knox County Comprehensive Plan. TCMU areas are appropriate for large and compact walkable developments, with employment, commercial, residential, civic, and supporting uses integrated horizontally and vertically with connectivity to surrounding neighborhoods. While the RA zone does not allow a mix of uses, the subject property is located at the edge of the place type, and the residential uses it allows could support walkability to such a development.
2. The RA zone is partially related to the TCMU place type. Partially related zones must meet additional review criteria, and the rezoning meets the third criterion, as the RA zone is directly related to the neighboring TN (Traditional Neighborhood) place type.
3. The proposed rezoning is consistent with the Comprehensive Plan's Implementation Policy 2: Ensure development is sensitive to existing community character. The allowable housing types and lot sizes in the RA zone are compatible with other residential development on Arms Road.
4. The proposed rezoning is consistent with the subject property's Planned Growth Area designation in the Growth Policy Plan, which encourages a reasonably compact pattern of development and offering a wide range of housing choices.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Carter Elementary, Carter Middle, and Carter High.

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-F-26-RZ**

Petitioner: Noah Hudson

From: A (Agricultural)

To: RA (Low Density Residential)

Map No: 62

Jurisdiction: County

0 90

Feet

Original Print Date: 10/1/2026

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

Exhibit A. Contextual Images



AERIAL MAP

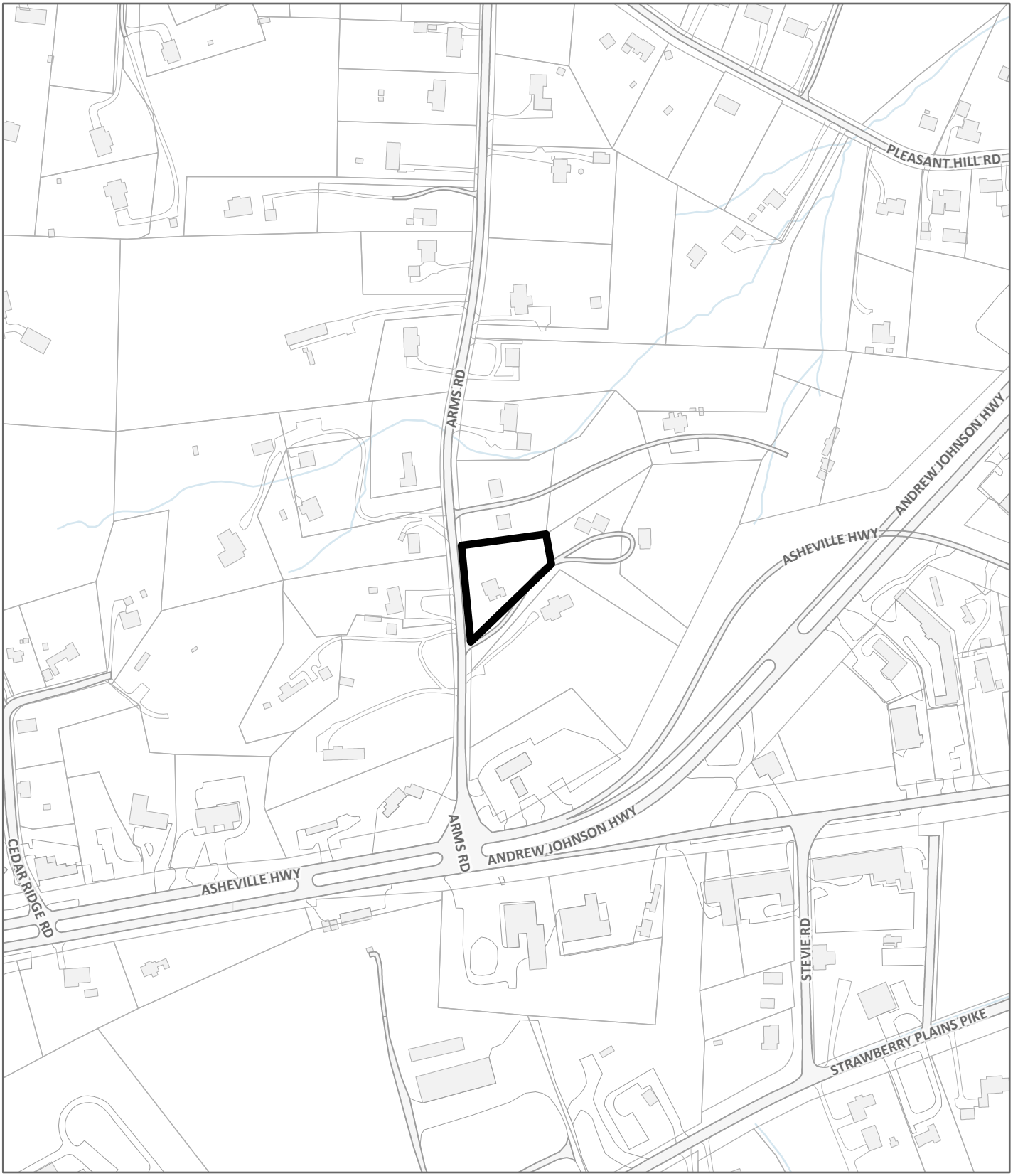
Case boundary

0 90

Feet

N

Exhibit A. Contextual Images



LOCATION MAP **11-F-26-RZ**

Case boundary

0 360

Feet

N

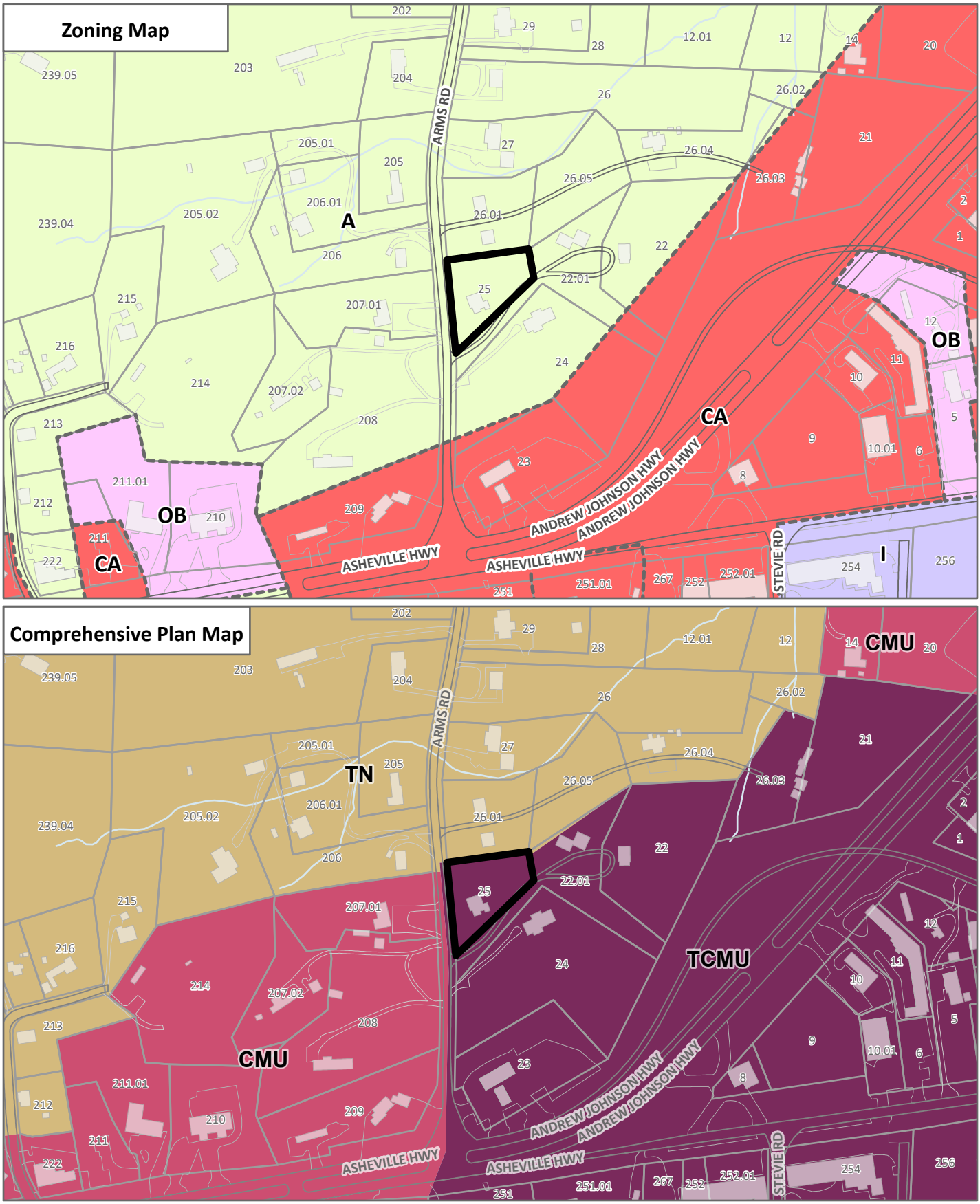


EXHIBIT A, CONTEXTUAL MAPS

11-F-26-RZ

Case boundary

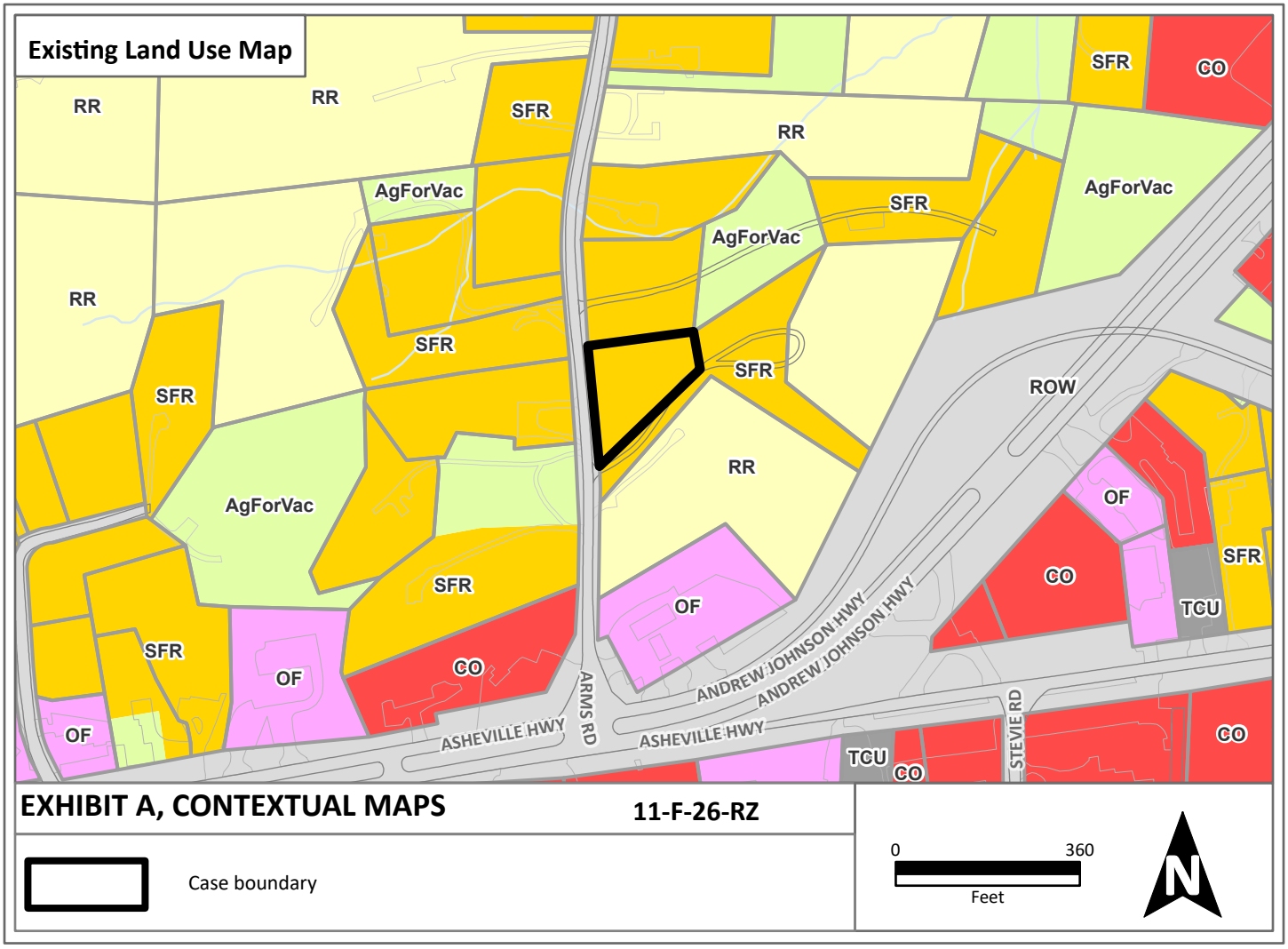


EXHIBIT A, CONTEXTUAL MAPS **11-F-26-RZ**

Case boundary

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Feet

N

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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

2614 Dexter LLC/Raj Adhikari
Applicant Name

9/1/2026
Date