REZONING REPORT

FILE #: 11-I-26-RZ **AGENDA ITEM #: 31**

AGENDA DATE: 11/12/2026

APPLICANT:	**BENCHMARK ASSOCIATES, INC.**
OWNER(S):	Jose Herrera
TAX ID NUMBER:	90 064, 065 **View map on KGIS**
JURISDICTION:	County Commission District 6
STREET ADDRESS:	3175 BYINGTON SOLWAY RD (9905 COWARD MILL RD)
LOCATION:	**South side of Byington Solway Rd, northwest side of Coward Mill Rd**
APPX. SIZE OF TRACT:	**1.68 acres**
GROWTH POLICY PLAN:	Planned Growth Area
ACCESSIBILITY:	Access is via Byington Solway Road, a minor collector with 19-22 ft of pavement width within a right-of-way width that varies from 50-90 ft. Access is also via Coward Mill Road, a minor collector with 28 ft of pavement width within a right-of-way width that varies from 57-63 ft. Access is also via Faranda Way, an unstriped private street with 13-17 ft of pavement width.
UTILITIES:	Water Source: West Knox Utility District
	Sewer Source: West Knox Utility District
FIRE DISTRICT:	Karns Fire Department
WATERSHED:	Beaver Creek
CURRENT ZONING:	**A (Agricultural)**
REQUESTED ZONING:	**RA (Low Density Residential)**
EXISTING LAND USE:	**Single Family Residential**
EXTENSION OF ZONING:	No, it is not an extension.
HISTORY OF ZONING:	In 2025 a request to rezone the property from A (Agricultural) to RA (Low Density Residential) was denied by County Commission (6-D-25-RZ).
SURROUNDING LAND USE AND ZONING:	North: Rural residential - A (Agricultural), F (Floodway)
	South: Single family residential - A (Agricultural)
	East: Agriculture/forestry/vacant land, public/quasi public land (TN Veterans' Home) - A (Agricultural)
	West: Rural residential - I (Industrial)
NEIGHBORHOOD CONTEXT:	The surrounding area predominantly features single family houses in subdivisions and on larger lots, and there is an industrial, office, and wholesale node to the southeast. The subject property is directly to the south of Beaver Creek, and Knox County Sportspark, Karns High School, and Karns Valley Greenway are within 0.5 miles to the east.

STAFF RECOMMENDATION:

Approve RA (Low Density Residential) 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 residential density of the surrounding area has increased since the mid-2000s, with rezonings from A (Agricultural) to PR (Planned Residential) up to 2, 3, 3.5, and 5 dwelling units per acre within 0.5 miles of the subject property.
2. The Creek Bend Farms subdivision, completed in 2022, features 191 detached single family houses and is located directly to the north of the subject property on the other side of Beaver Creek. The 71-unit Terra Vista Townhomes and the 40-unit Sycamore Creek at Hardin Valley subdivisions were completed in 2025-2026 and are within 0.25 miles to the west and south, respectively.
3. In 2025, a request to rezone the subject property from A to RA (Low Density Residential) was approved by the Planning Commission but denied by the County Commission (6-D-25-RZ). At that time, there were multiple zoning code violations and unpermitted structures on the property. Within this past year, these zoning violations have been resolved, and the unpermitted structures have been demolished.

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 areas with low population densities. It is compatible with the surrounding residential zoning as described above.
2. The subject property includes a non-conforming 0.42 acre parcel, which does not comply within the 1 acre minimum lot size of its current A zoning. A rezoning to RA would bring this parcel into compliance with the zoning code.
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 primarily allows residential and civic uses, which aligns with the existing residential character of the 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 RA zone is a low-density residential zone that allows single family houses and duplexes with use on review approval by the Planning Commission. These uses are consistent with the existing residential character. The property could support up to 7 single family houses or up to 6 duplexes if rezoned to RA.
2. The property is accessed from two minor collector streets, which would be minimally affected by a development of the size permitted under RA and would discourage routing traffic along side streets.

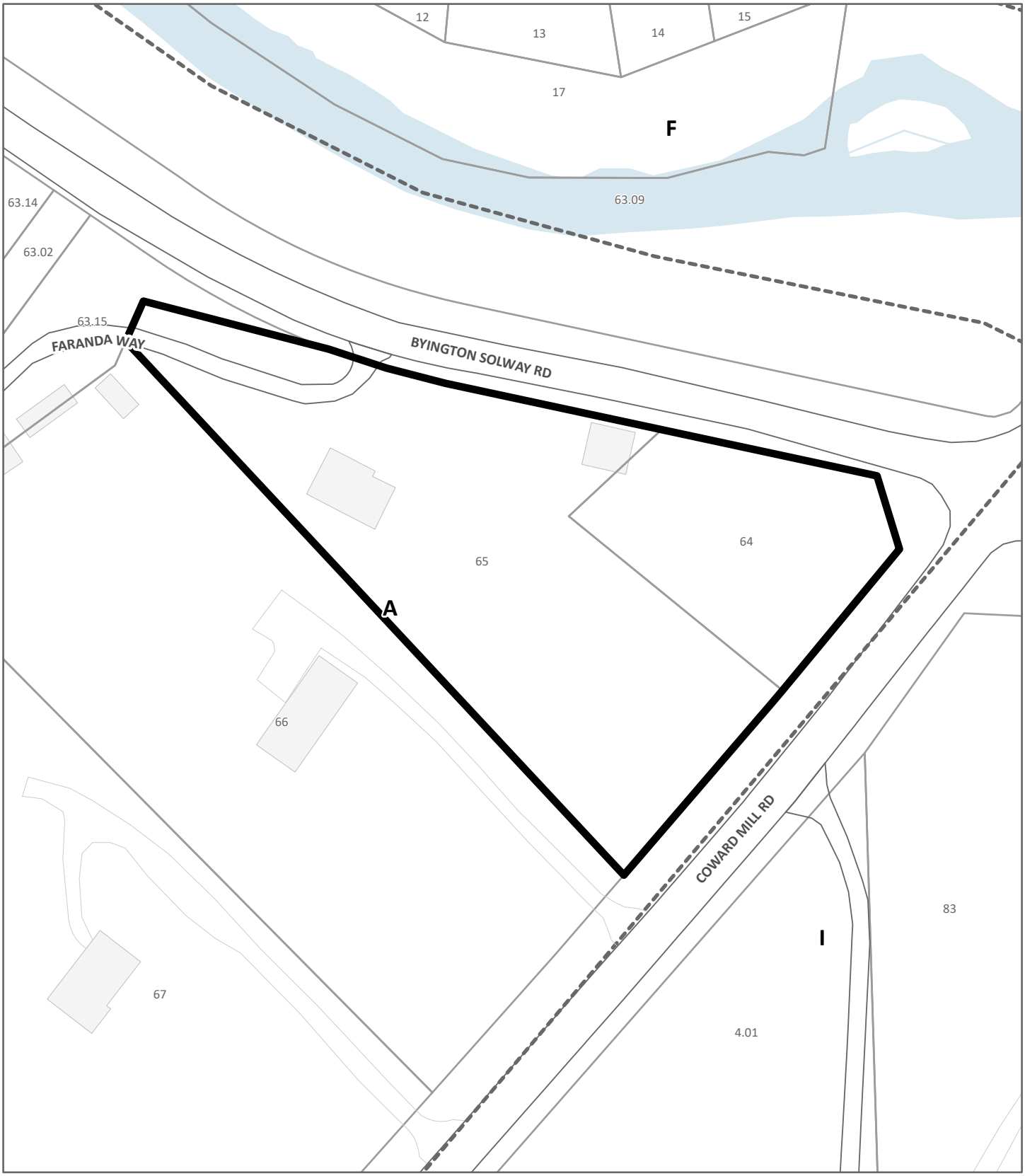
PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE COMPREHENSIVE PLAN OF KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:
1. The property is within the SR (Suburban Residential) place type, which lists the RA zone as directly related. The housing mix of the SR place type calls for single family houses on small lots and attached residential houses such as duplexes, both of which are permitted in the RA zone.
2. The recommended rezoning complies with the Comprehensive Plan's Implementation Policy 2, to ensure that new development is sensitive to existing community character. The lot sizes and allowable uses in the RA zone are consistent with the character of the surrounding area.
3. The subject property is within the Planned Growth Area of the Growth Policy Plan, which encourages a reasonably compact development pattern. The allowable lot sizes and housing types of the RA zone support the intent of the Planned Growth Area.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Mill Creek Elementary, Hardin Valley Middle, and Karns 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-I-26-RZ**

Petitioner: Benchmark Associates, Inc.

From: A (Agricultural)

To: RA (Low Density Residential)

Map No: 90

Jurisdiction: County

0 90

Feet

N

Original Print Date: 10/1/2026

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

Exhibit A. Contextual Images



AERIAL MAP

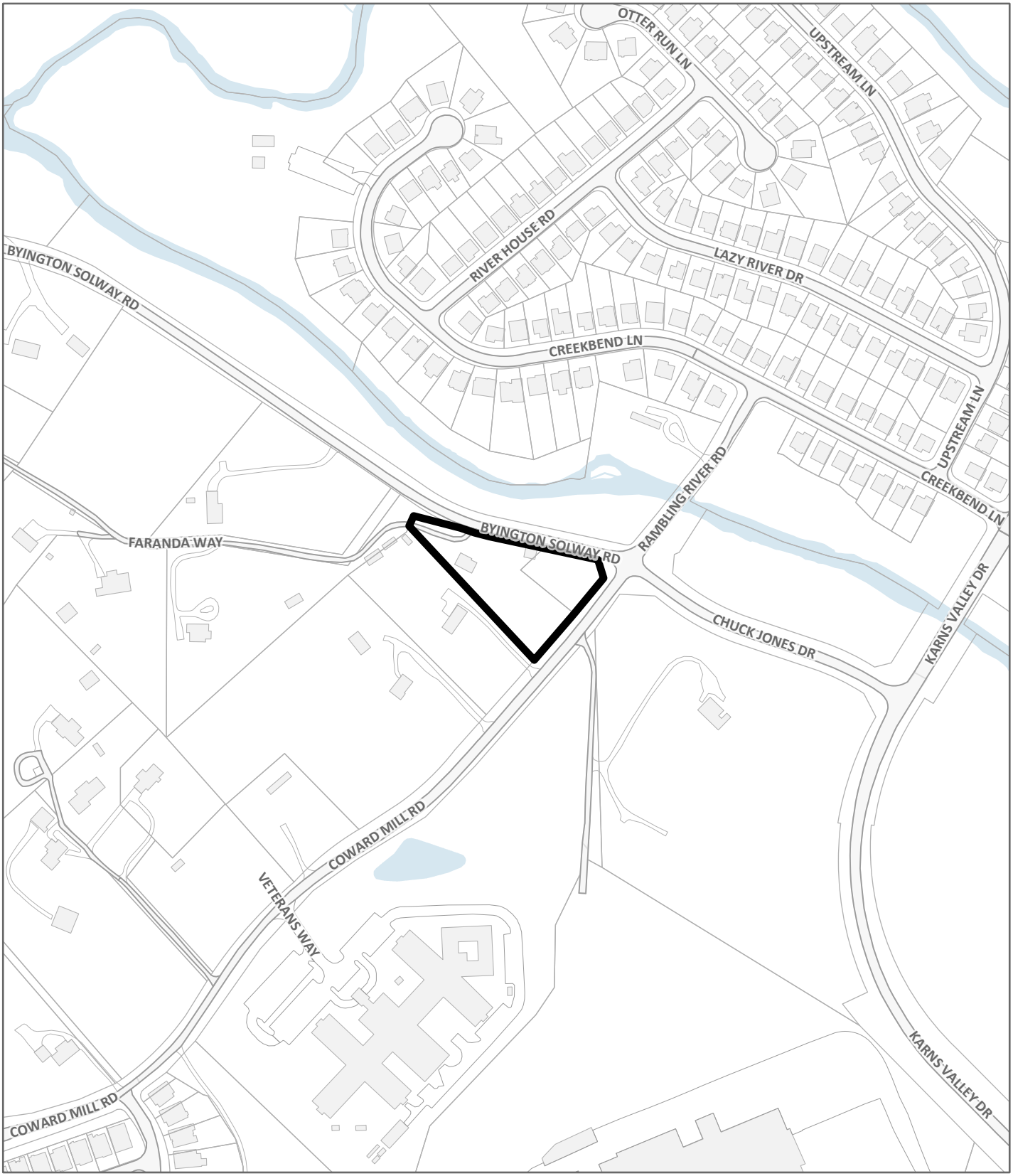
Case boundary

0 90

Feet

N

Exhibit A. Contextual Images



LOCATION MAP

11-I-26-RZ

Case boundary

0 360

Feet

N

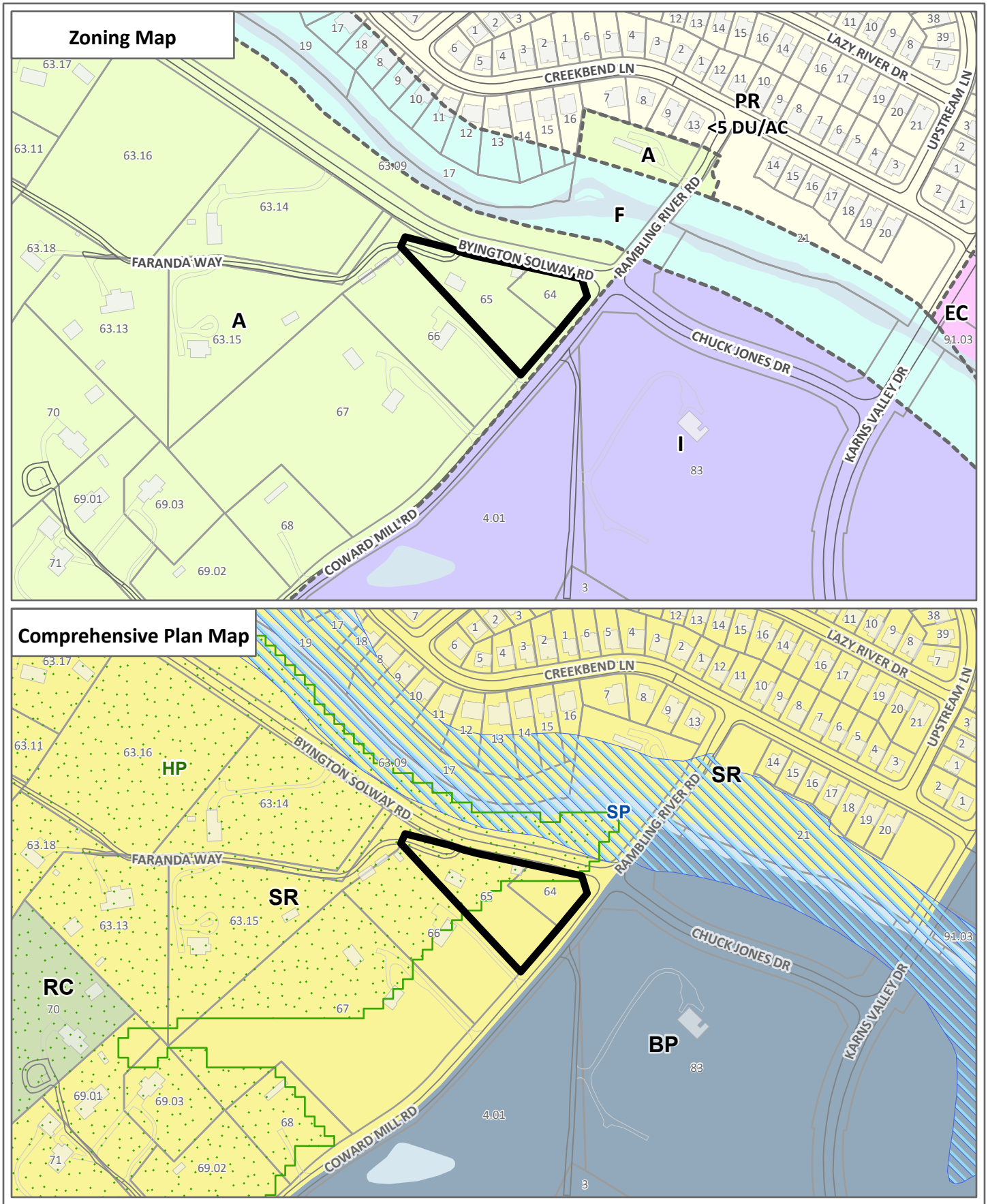


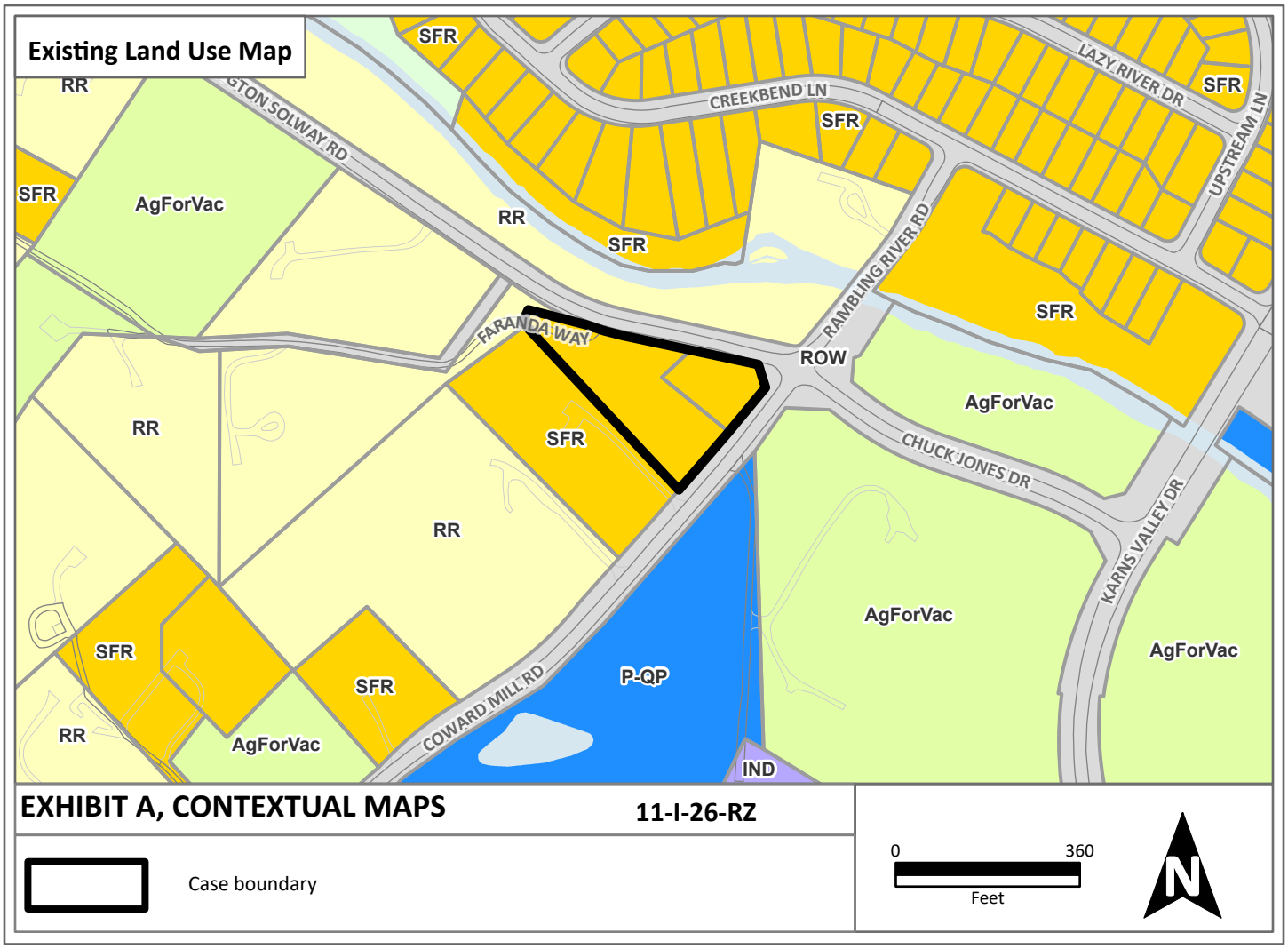
EXHIBIT A, CONTEXTUAL MAPS **11-I-26-RZ**

Case boundary

0 360

Feet

N


Existing Land Use Map
RR
GTON SOLWAY RD
SFR
AgForVac
SFR
CREEKBEND LN
SFR
LAZY RIVER DR
SFR
UPSTREAM LN
RR
SFR
RAMBLING RIVER RD
SFR
FARANDA WAY
ROW
AgForVac
RR
SFR
CHUCK JONES DR
RR
AgForVac
KARNS VALLEY DR
AgForVac
SFR
SFR
P-QP
COWARD MILL RD
RR
AgForVac
IND
EXHIBIT A, CONTEXTUAL MAPS
11-I-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.*

30 October 2026 31	13 November 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 J. Moorman	Benjamin J. Moorman	24 Sept. 2026
Applicant Signature	Applicant Name	Date