REZONING REPORT

▸ **FILE #:**	**7-A-26-RZ**	**AGENDA ITEM #:**	**24**
POSTPONEMENT(S):	7/9/2026, 8/13/2026	**AGENDA DATE:**	**11/12/2026**
▸ **APPLICANT:**	**KRISTIAN ALIY**		
OWNER(S):	Kristian Aliy		

TAX ID NUMBER:	130 104 **View map on KGIS**
JURISDICTION:	County Commission District 6
STREET ADDRESS:	1006 NEWCOMB LN
▸ **LOCATION:**	**East and west sides of Newcomb Ln, north of N Campbell Station Rd**
▸ **APPX. SIZE OF TRACT:**	**1.83 acres**
GROWTH POLICY PLAN:	Farragut Urban Growth Boundary
ACCESSIBILITY:	Access is via Newcomb Lane, a local street with a pavement width which varies between 10 ft and 14 ft within right-of-way which varies between 30 ft and 45 ft.
UTILITIES:	Water Source: First Knox Utility District
	Sewer Source: First Knox Utility District
FIRE DISTRICT:	Rural Metro Fire
WATERSHED:	Turkey Creek

▸ **CURRENT ZONING:**	**A (Agricultural)**
▸ **REQUESTED ZONING:**	**PR (Planned Residential)**
▸ **EXISTING LAND USE:**	**Single Family Residential**
▸ **DENSITY PROPOSED:**	**up to 2.25 du/ac**
EXTENSION OF ZONING:	No, this would not be an extension, although there is PR up to 3 du/ac to the west.
HISTORY OF ZONING:	None noted.
SURROUNDING LAND USE AND ZONING:	North: Single family residential, agriculture/forestry/vacant land - A (Agricultural)
	South: Single family residential - A (Agricultural)
	East: Multifamily residential - RB (General Residential)
	West: Single family residential - PR (Planned Residential) up to 3 du/ac
NEIGHBORHOOD CONTEXT:	This area is comprised of residential and commercial uses. Residential uses include a multi-family apartment complex, a mobile home park, and a mix of attached and detached single-family dwellings on a variety of lot sizes. Commercial uses are service and retail operations concentrated along Snyder Road. Knoxville Christian School is 0.5 miles to the west.

STAFF RECOMMENDATION:

▸ **Withdraw the application per the applicant's request.**

ESTIMATED TRAFFIC IMPACT: 52 (average daily vehicle trips)

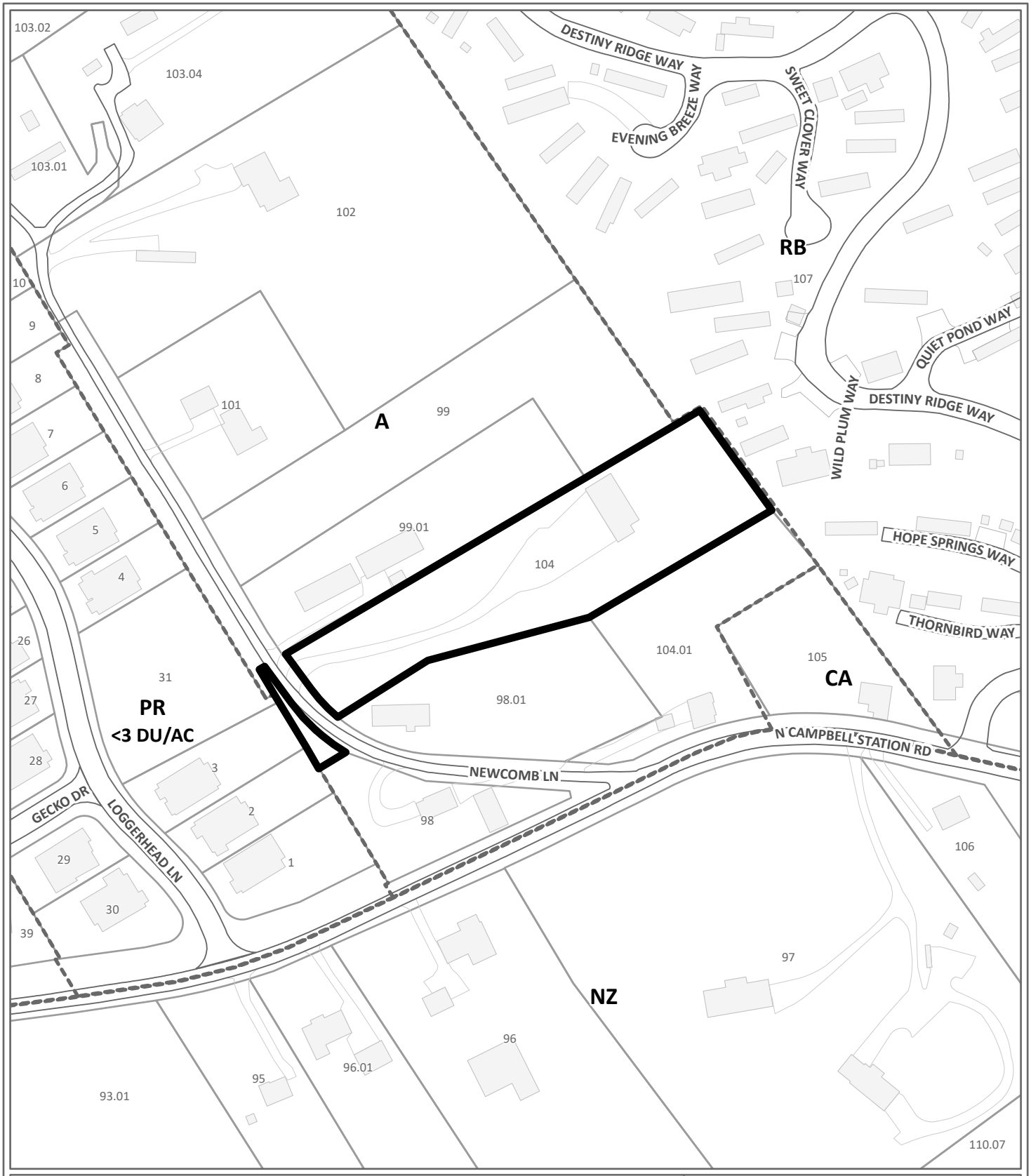
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 1 (public school children, grades K-12)

Schools affected by this proposal: Farragut Primary/Intermediate, 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 **7-A-26-RZ**

Petitioner: Kristian Aliy

From: A (Agricultural)

To: PR (Planned Residential) up to 5 du/ac

Map No: 130
Jurisdiction: County

0 180
Feet

N

Original Print Date: 5/29/2026

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

Exhibit A. Contextual Images



AERIAL MAP

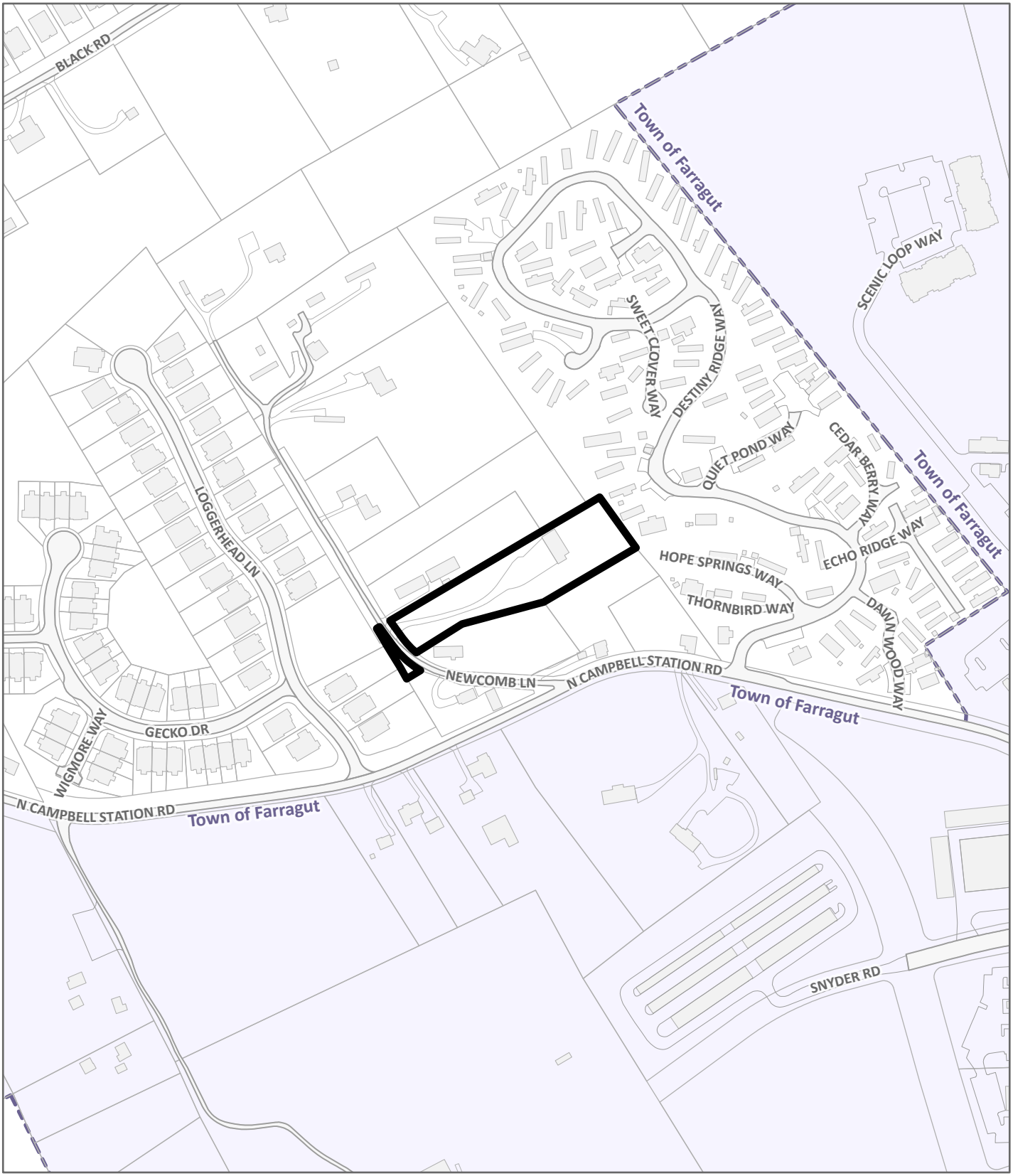
Case boundary

0 180

Feet

N

Exhibit A. Contextual Images



LOCATION MAP **7-A-26-RZ**

Case boundary

0 360

Feet

N

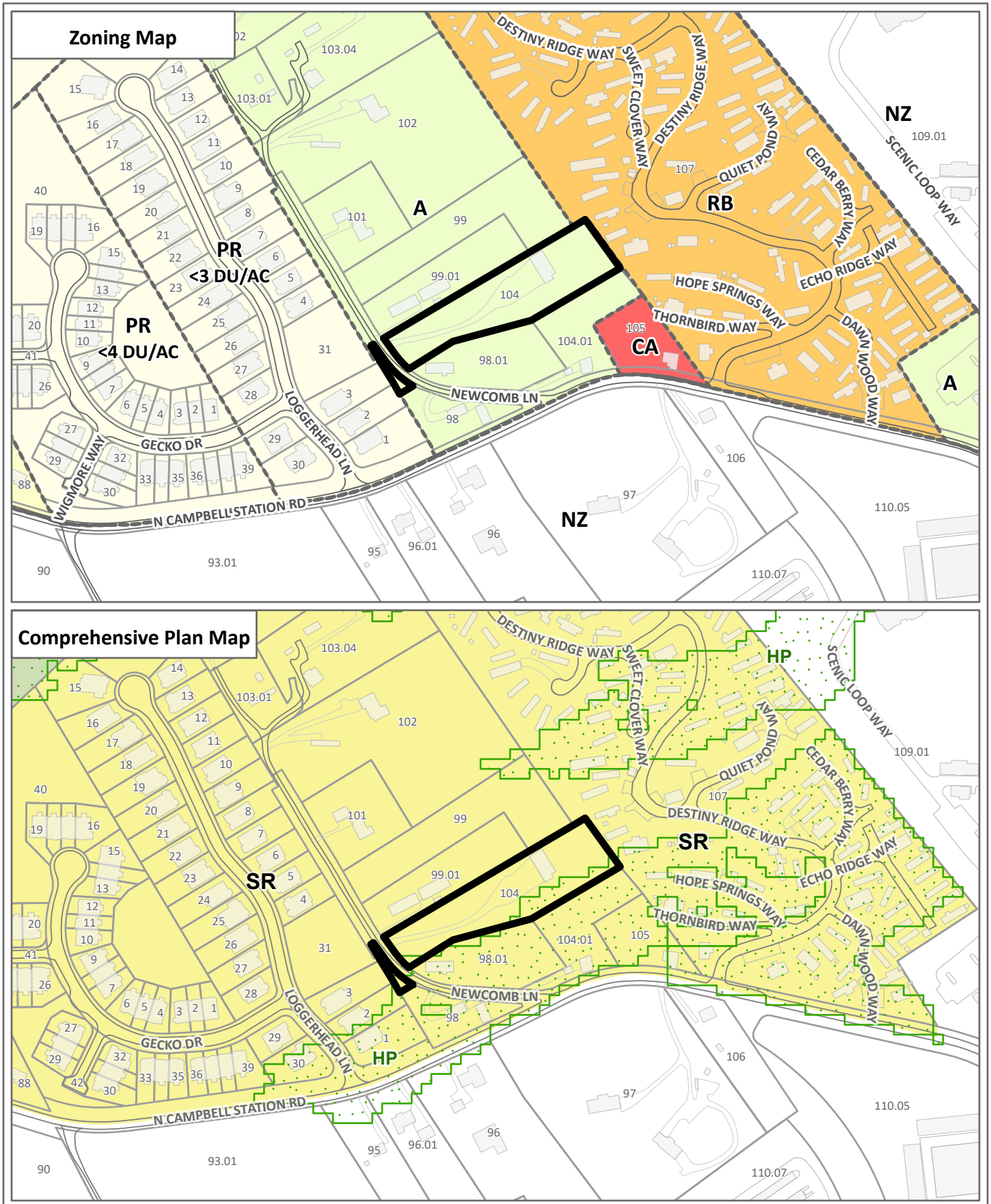


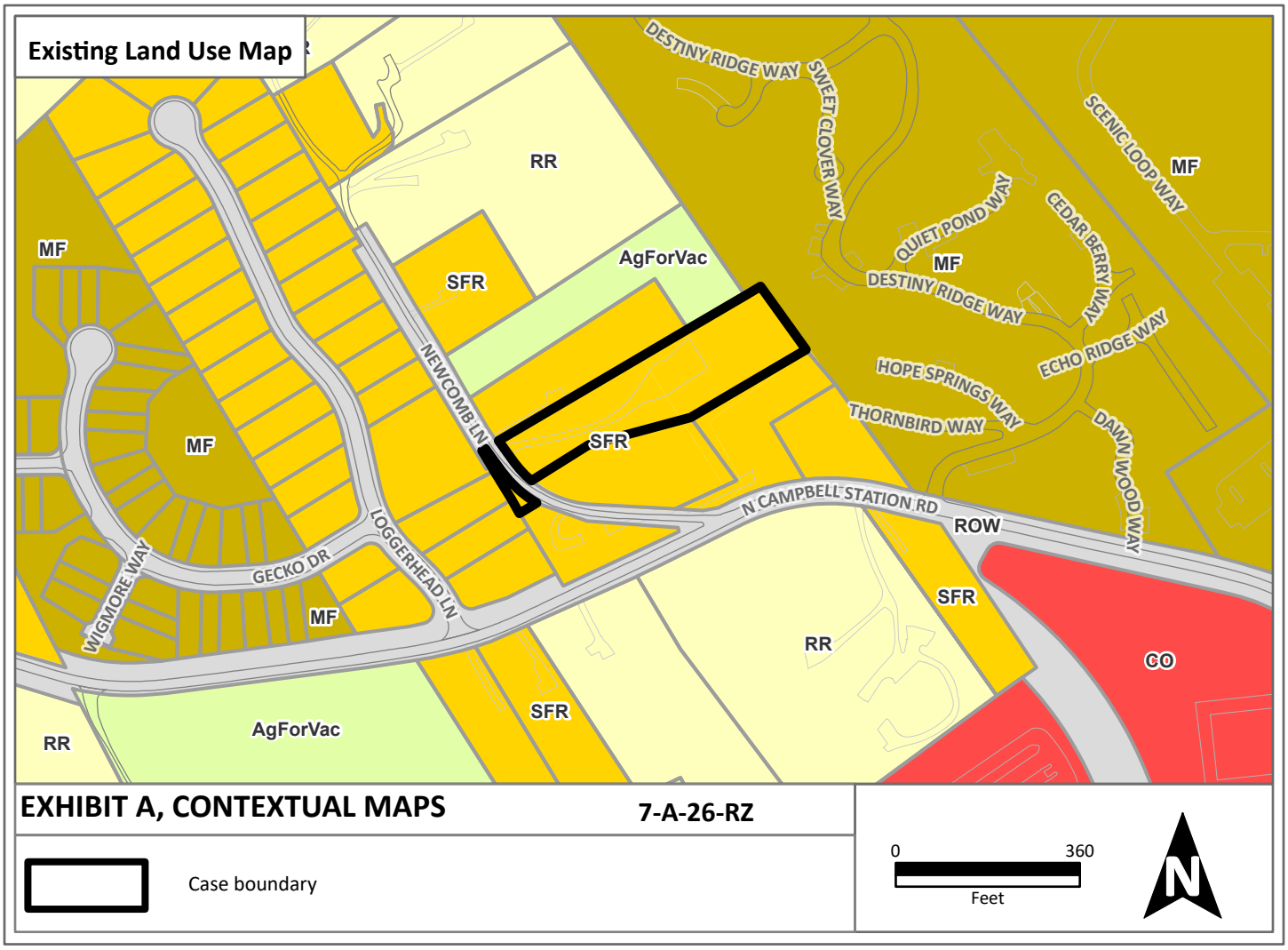
EXHIBIT A, CONTEXTUAL MAPS 7-A-26-RZ

Case boundary

0 360

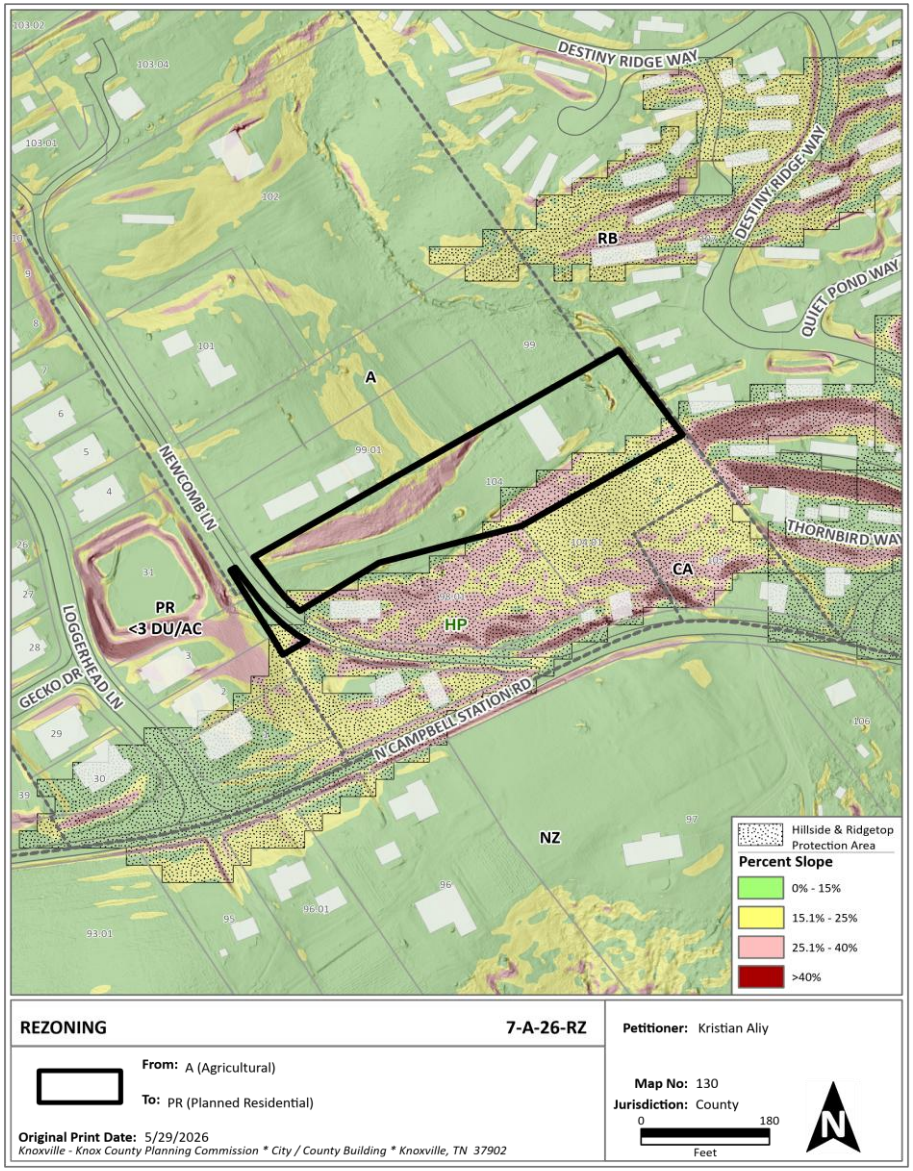
Feet

N


Existing Land Use Map
DESTINY RIDGE WAY
SWEET CLOVER WAY
SCENIC LOOP WAY
MF
RR
QUIET POND WAY
CEDAR BERRY WAY
MF
DESTINY RIDGE WAY
AgForVac
SFR
NEWCOMB LN
HOPE SPRINGS WAY
ECHO RIDGE WAY
THORNBIRD WAY
DAWN WOOD WAY
MF
SFR
N CAMPBELL STATION RD
ROW
LOGGERHEAD LN
GECKO DR
WIGMORE WAY
MF
SFR
RR
CO
SFR
AgForVac
RR
EXHIBIT A, CONTEXTUAL MAPS
7-A-26-RZ
Case boundary
0
360
Feet
N

Staff - Slope Analysis
Case: 7-A-26-RZ

CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	**1.83**		
Non-Hillside	1.51	N/A	
0-15% Slope	0.04	100%	0.0
15-25% Slope	0.15	50%	0.1
25-40% Slope	0.12	20%	0.0
Greater than 40% Slope	0.01	10%	0.0
Ridgetops			
Hillside Protection (HP) Area	0.32	Recommended disturbance budget within HP Area (acres)	**0.1**
		Percent of HP Area	**44.7%**



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.*

06/27/2026 — Date to be Posted

07/10/2026 — 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

David Harbin — Applicant Signature

DAVID HARBIN — Applicant Name

5.1.26 — Date