

REZONING REPORT

► **FILE #:** 10-E-26-RZ

AGENDA ITEM #: 28

AGENDA DATE: 10/1/2026

► **APPLICANT:** DAVID AND DENA MORGAN

OWNER(S): David and Dena Morgan

TAX ID NUMBER: 71 I A 004, 005, 006, 007

[View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 337 NASH RD (339, 341, 355 NASH RD)

► **LOCATION:** North side of Nash Rd, south of I-40

► **APPX. SIZE OF TRACT:** 2.88 acres

SECTOR PLAN: East City

GROWTH POLICY PLAN: N/A (Within City Limits)

ACCESSIBILITY: Access is via Nash Road, a local street with 17-20 ft of pavement width within a 40 ft right-of-way width.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Love Creek

► **CURRENT ZONING:** I-G (General Industrial), 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: Agriculture/forestry/vacant land, industrial - I-G (General Industrial), HP (Hillside Protection Overlay)

South: Single family residential - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

East: Industrial, single family residential - I-G (General Industrial), HP (Hillside Protection Overlay)

West: Single family residential - I-G (General Industrial), RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

NEIGHBORHOOD CONTEXT: This area is generally comprised of residential and commercial uses. Nash Road consists of single family dwellings on small and medium sized lots. Service and retail operations are concentrated along Rutledge Pike and Asheville Highway, and the industrial uses are accessed off of Spring Hill Road and lie to the north and east. Chilhowee Park, Zoo Knoxville, and Muse Knoxville lie 0.7 miles to the southwest.

STAFF RECOMMENDATION:

- **Approve the RN-2 (Single-Family Residential Neighborhood) district because it is consistent with the sector plan and surrounding development. The HP (Hillside Protection Overlay) would be retained.**

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 SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. The subject parcels were developed with single-family dwellings in the early 1950s. Although the surrounding area has experienced significant changes in recent years with industrial development taking place to the north, Nash Road has remained consistent with residential development. The current I-G (General Industrial) zoning designation is inconsistent with the property's long-established residential use of the subject property and the surrounding area. The proposed RN-2 (Single-Family Residential Neighborhood) zoning district is more compatible with the existing use of the property and the residential development along Nash Road.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The existing I-G district is intended to accommodate higher-intensity industrial uses, including limited manufacturing, fabrication, processing, wholesale distribution, and warehousing facilities. Single-family dwellings are not permitted within this district, nor were they permitted in the I-3 General Industrial District that was in place prior to the adoption of the current zoning ordinance, so the existing residential structures are nonconforming.
2. The requested RN-2 district is intended to accommodate low-density single-family residential development on relatively small lots with reduced setbacks. The surrounding area is consistent with the intent of the RN-2 district, and the proposed rezoning will eliminate the existing zoning nonconformity affecting the property.
3. This rezoning request was initiated after one of the property owners was unable to obtain a permit to place a shed on their property due to the current zoning designation and nonconforming status of the residential use. The proposed rezoning will allow accessory structures to be built, help preserve the residential character of the neighborhood, and provide protection from the continued encroachment of industrial development.

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. There are no adverse impacts anticipated from the requested RN-2 district, as the uses permitted within the district are less intensive than those allowed under the existing zoning. Additionally, the rezoning will facilitate development that is consistent with the character and pattern of the surrounding residential neighborhood.

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 proposed downzoning within this residential area is consistent with the General Plan's Development Policy 8.4, which encourages the protection of residential neighborhoods from encroaching commercial development and other incompatible land uses.
2. The proposed rezoning is consistent with the General Plan's Development Policy 10.9, which encourages avoiding zoning boundaries that result in incompatible land uses directly adjacent one another.
3. The proposed RN-2 district is consistent with the One Year Plan and East City Sector Plan's LDR (Low Density Residential) land use classification.

ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, AND WATER LINES, OR ARE REASONABLY CAPABLE OF BEING PROVIDED PRIOR TO THE DEVELOPMENT OF THE SUBJECT PROPERTY IF THE AMENDMENT WERE ADOPTED:

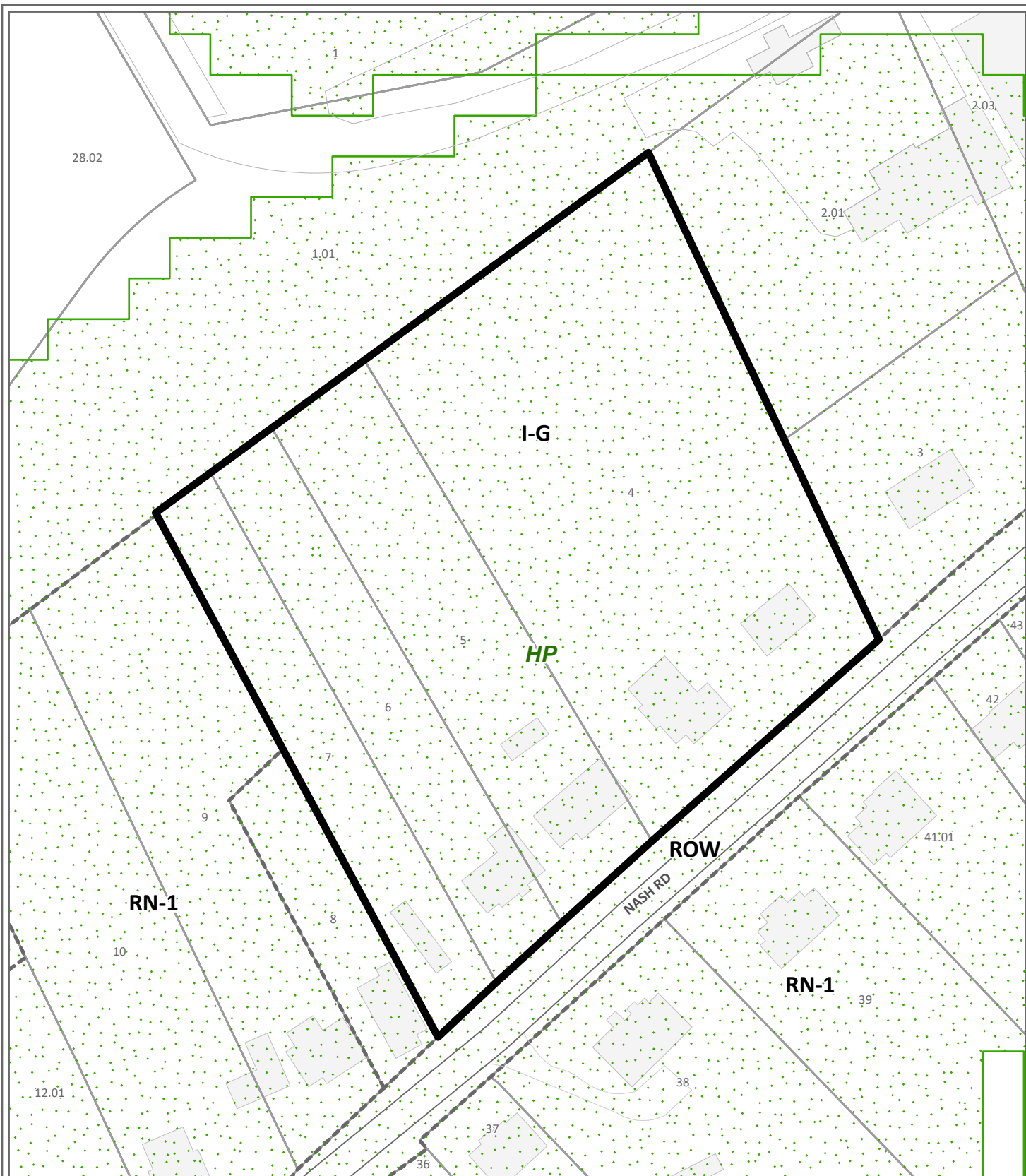
1. The subject property is in an urban area with ample utility and community facility infrastructure.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Ritta Elementary, Holston Middle, and Austin East High.

If approved, this item will be forwarded to Knoxville City Council for action on 11/10/2026 and 11/24/2026. 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

10-E-26-RZ

Petitioner: David and Dena Morgan



From: I-G (General Industrial), HP (Hillside Protection Overlay)

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

Original Print Date: 8/20/2026

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

Map No: 71

Jurisdiction: City

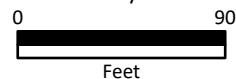


Exhibit A. Contextual Images



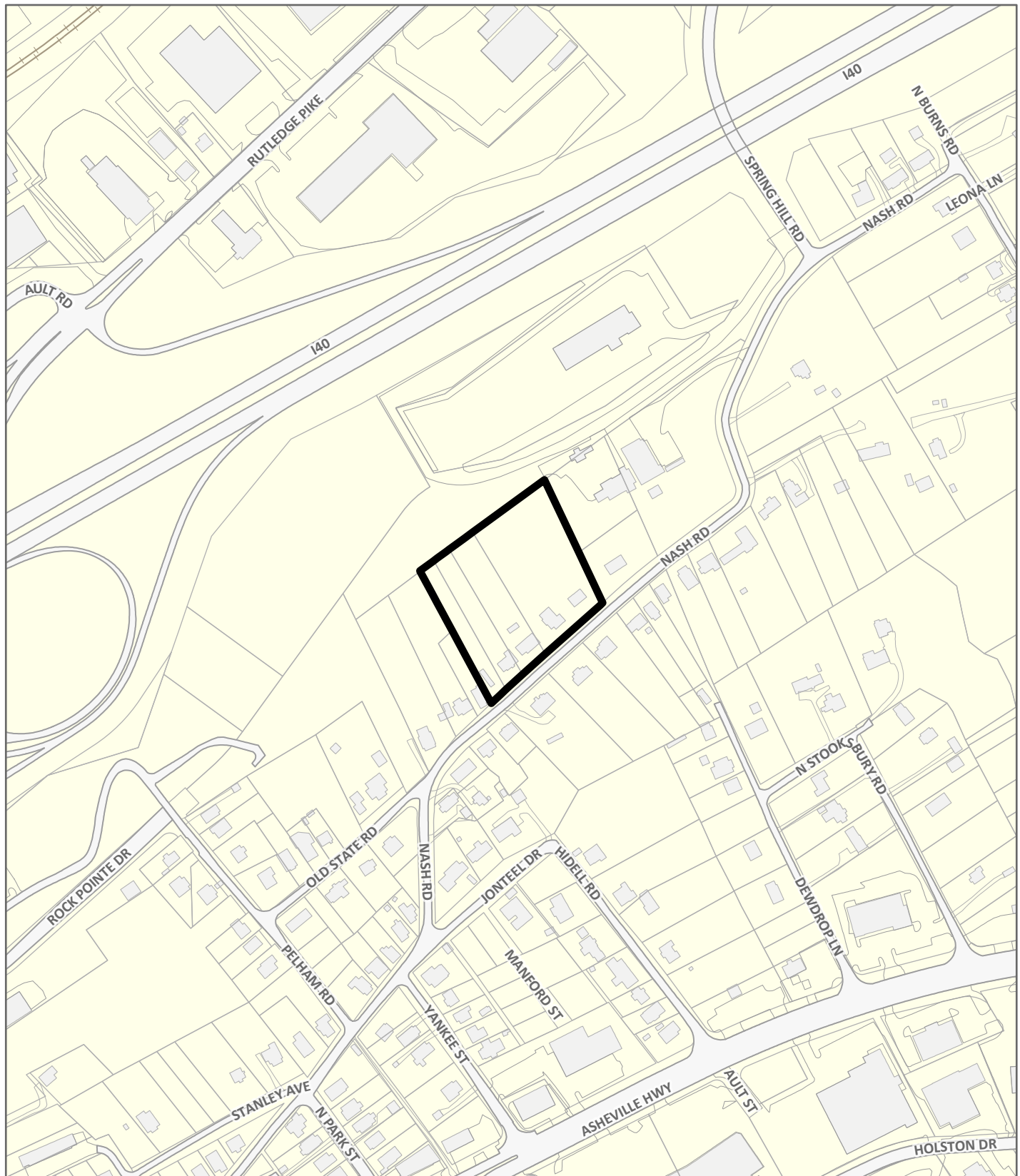
AERIAL MAP



Case boundary



Exhibit A. Contextual Images



LOCATION MAP

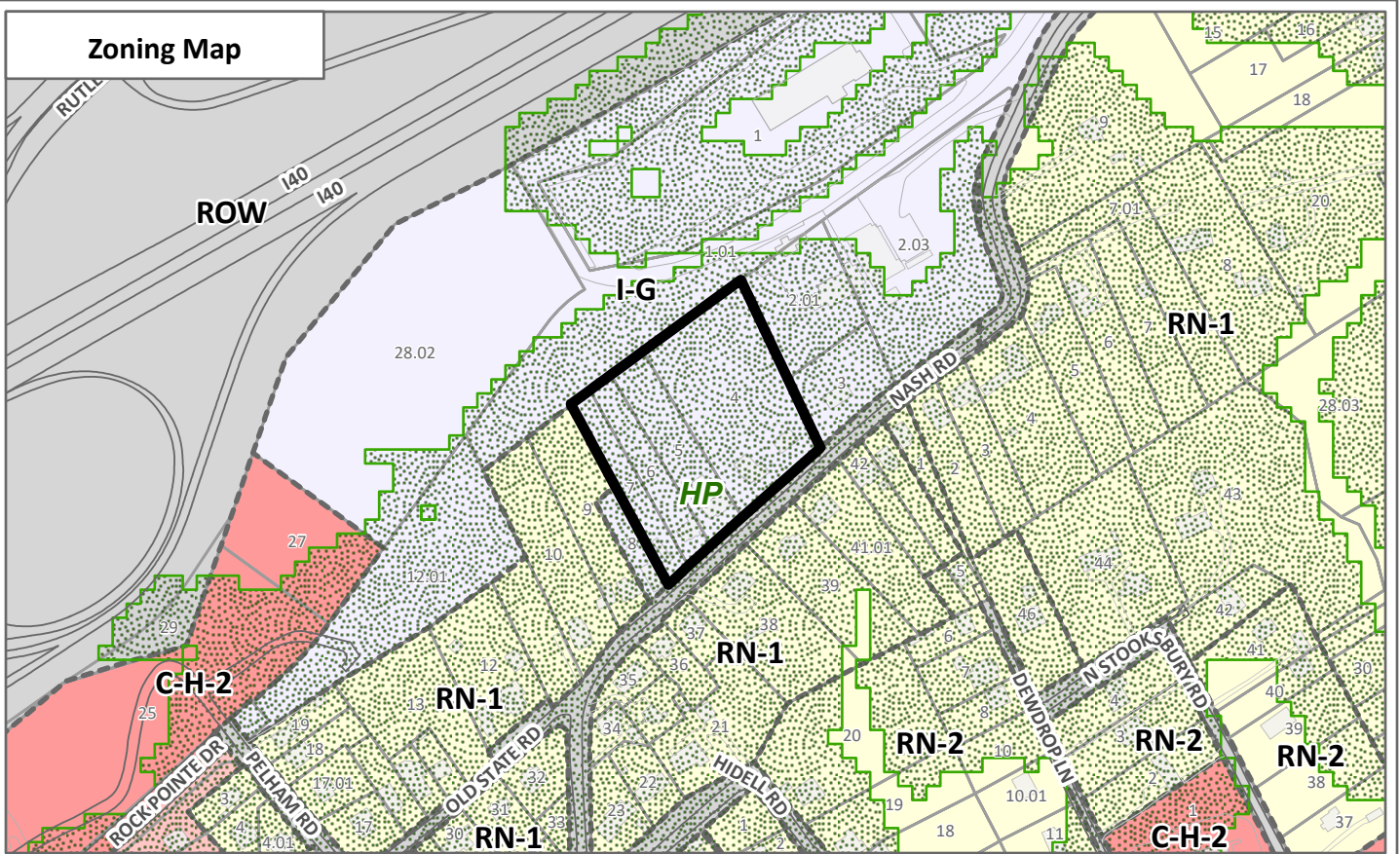
10-E-26-RZ



Case boundary



Zoning Map



Sector Plan Map

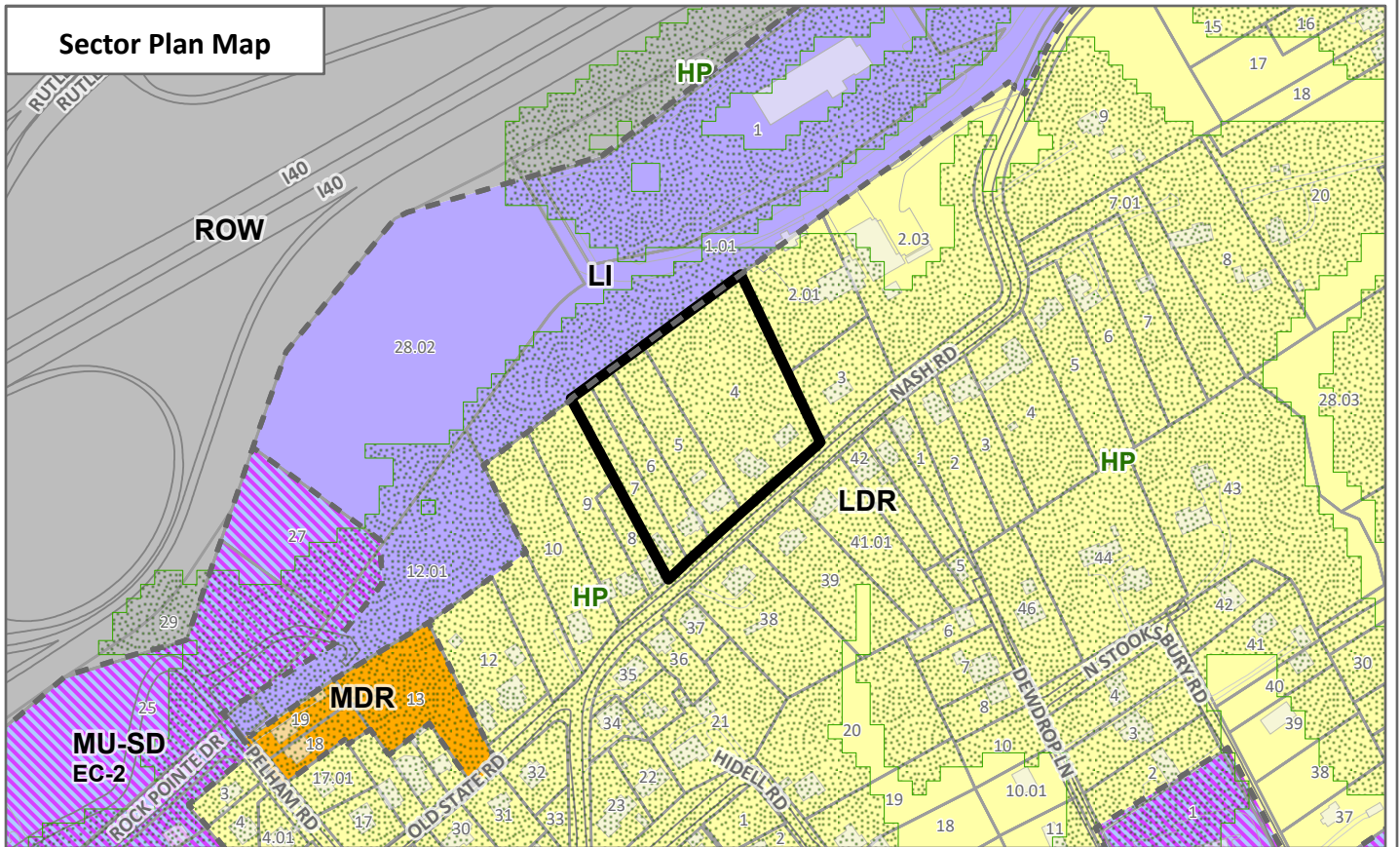
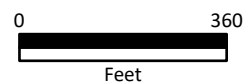


EXHIBIT A, CONTEXTUAL MAPS

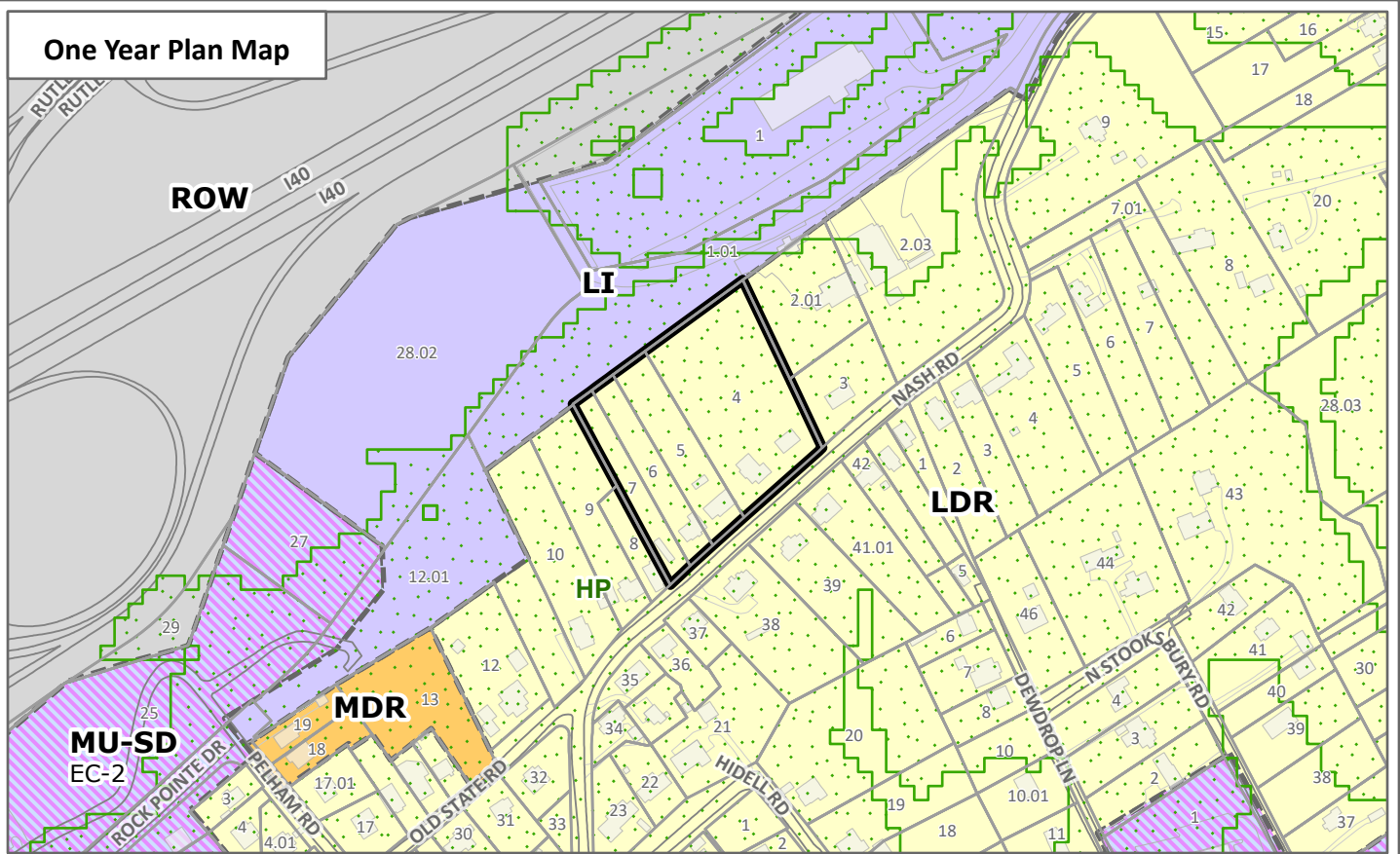
10-E-26-RZ



Case boundary



One Year Plan Map



Existing Land Use Map

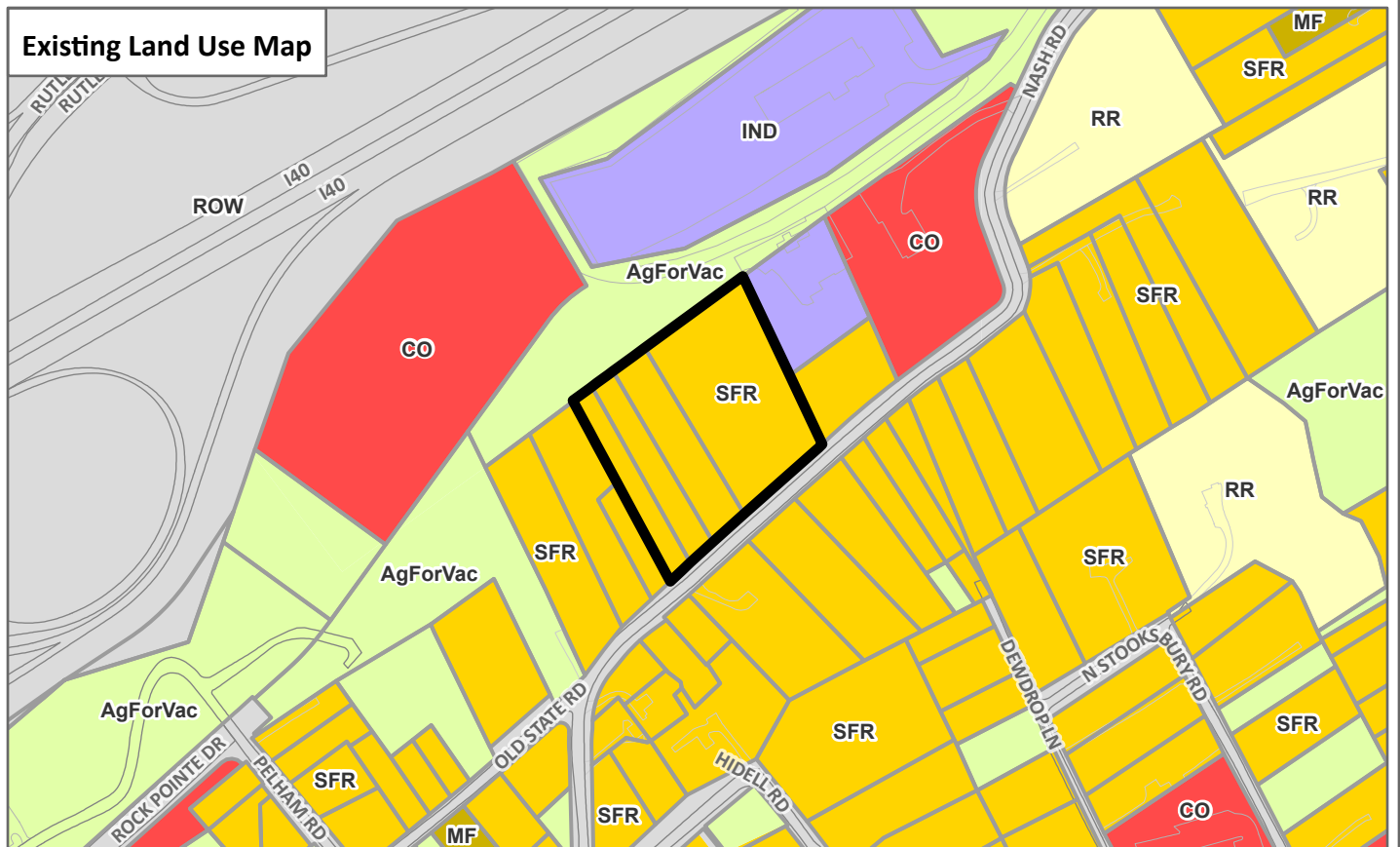


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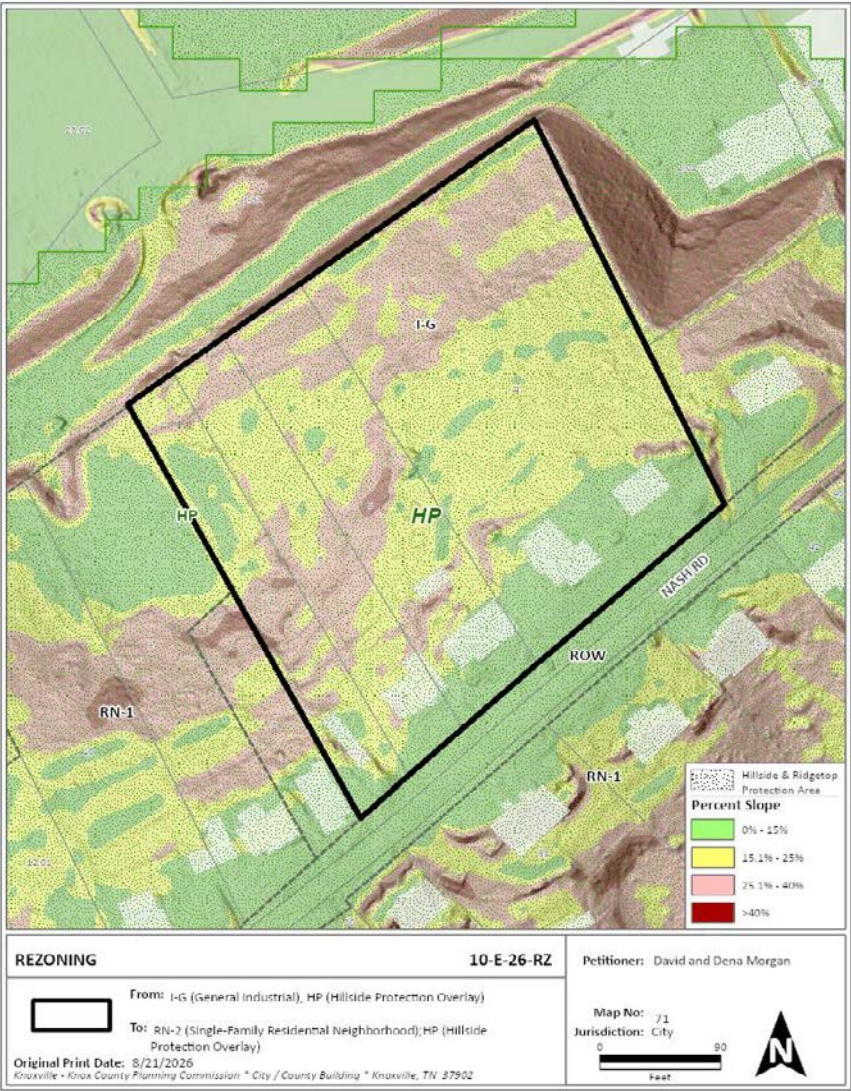
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Case boundary



CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	125,540.7	2.88			
Non-Hillside	0.0	0.00	N/A		
0-15% Slope	29,258.9	0.67	100%	29,258.9	0.67
15-25% Slope	60,145.8	1.38	50%	30,072.9	0.69
25-40% Slope	34,611.8	0.79	20%	6,922.4	0.16
Greater than 40% Slope	1,524.3	0.03	10%	152.4	0.00
Ridgetops					
Hillside Protection (HP) Area	125,540.7	2.88	Recommended disturbance budget within HP Area	66,406.5	1.52
			Percent of HP Area	52.9%	



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.

9/19/2026

10/2/2026

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


Applicant Signature

David E Morgan Sr
Applicant Name

Date