

REZONING REPORT

► **FILE #:** 10-F-26-RZ

AGENDA ITEM #: 12

AGENDA DATE: 10/1/2026

► **APPLICANT:** CHRISTY GEDELMAN

OWNER(S): Brenda Jenes

TAX ID NUMBER: 37 171

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 7851 MORRIS RD

► **LOCATION:** South side of Johnson Vista Way, west of Morris Rd, east of Greenwell Dr

► **APPX. SIZE OF TRACT:** 1.16 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Johnson Vista Way, a joint permanent easement with 16-19 ft of pavement width off of Morris Road, a minor collector with 16-20 ft of pavement width within a right-of-way that varies from 48-67 ft.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

FIRE DISTRICT: Rural Metro Fire

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: None noted.

SURROUNDING LAND USE AND ZONING:
North: Single family residenital - A (Agricultural)
South: Agriculture/forestry/vacant - A (Agricultural)
East: Single family residenital - A (Agricultural)
West: Rural residential - A (Agricultural)

NEIGHBORHOOD CONTEXT: The subject property is in an area that features single family houses on large lots and in subdivisions, as well as undeveloped, forested tracts. Commercial and office uses are concentrated 1 mile to the south at the intersection of E Emory Road and Dry Gap Pike.

STAFF RECOMMENDATION:

► **Approve the RA (Low Density Residential) zone 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. This section of Morris Road has remained relatively stable since the late 1980s, with development limited to the sporadic construction of single family houses. During the 1990s and 2000s, small single-family subdivisions were completed near the Morris Road and E Emory Road intersection 0.9 miles to the south, where there were also two rezonings from A (Agricultural) to RA (Low Density Residential).
2. In 2009, E Emory Road was widened from two lanes to four lanes with a center turn lane, and Morris Road was widened near the intersection as part of these improvements.

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, which includes properties zoned A, RA, RAE (Exclusive Residential), and PR (Planned Residential) up to 3 and 4 du/ac.
2. Rezoning 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. Since the property is on septic, up to two single family houses or two duplexes could be built on the property if it was rezoned to RA.
2. The subject property is accessed via an access easement that overlaps Johnson Vista Way, a narrow private road. Any future subdivision will need to comply with the Knoxville-Knox County Subdivision Regulations and Knox County Engineering standards.
3. Morris Road is a minor collector with 16-20 feet of pavement width, which would be minimally affected by a development of the size permitted under RA.

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:

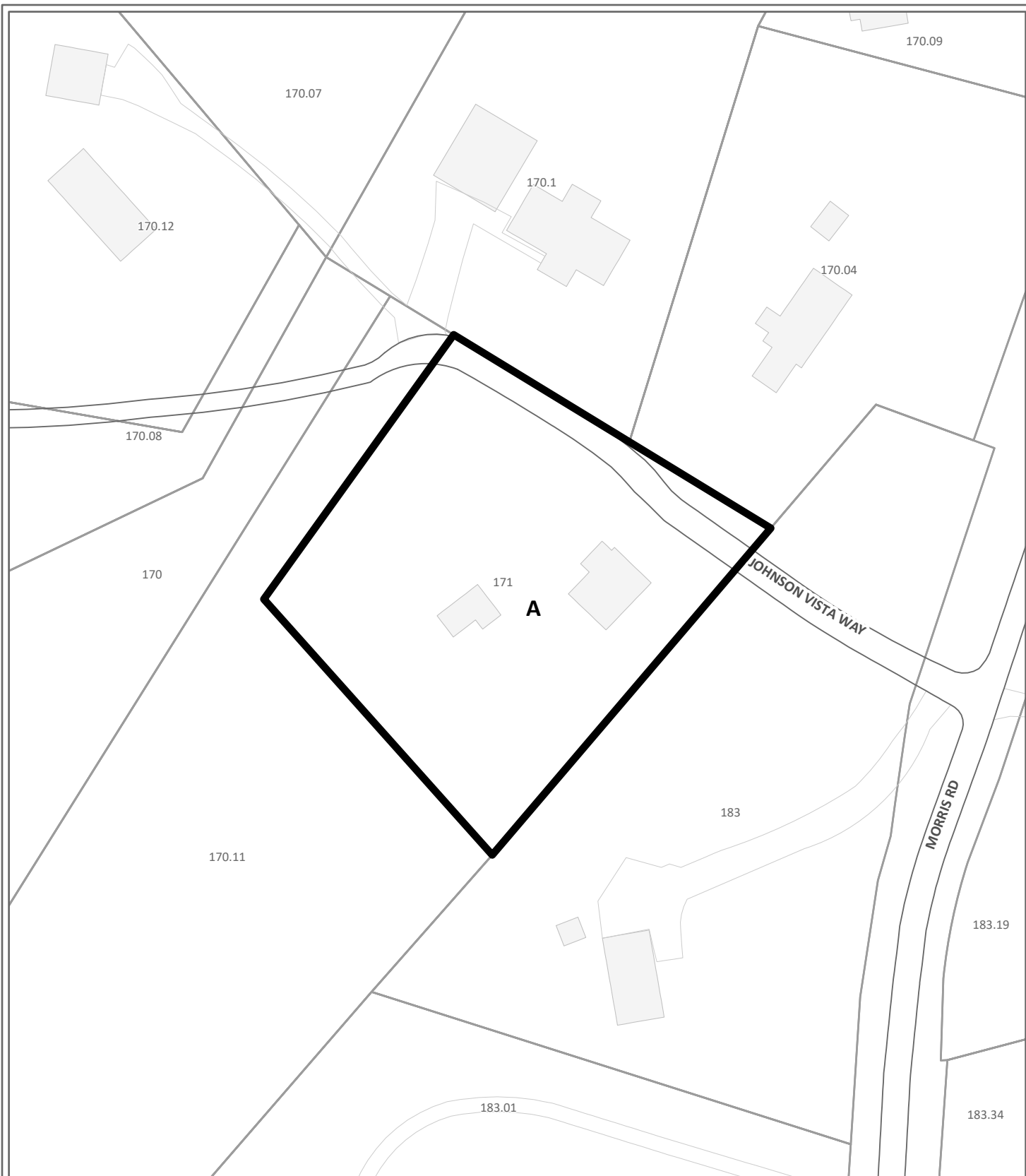
1. The property is within the SR (Suburban Residential) place type, which lists the RA zone as directly related. The housing mix of the SR place type calls for single family houses on small lots and attached residential houses such as duplexes, both of which are permitted in the RA zone.
2. The recommended 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: Brickey-McCloud Elementary, Halls Middle, and Halls High.

If approved, this item will be forwarded to Knox County Commission for action on 11/9/2026. 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

10-F-26-RZ

Petitioner: Christy Gedelman

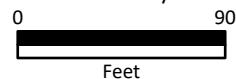


From: A (Agricultural)

To: RA (Low Density Residential)

Map No: 37

Jurisdiction: County



Original Print Date: 8/20/2026

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

Exhibit A. Contextual Images



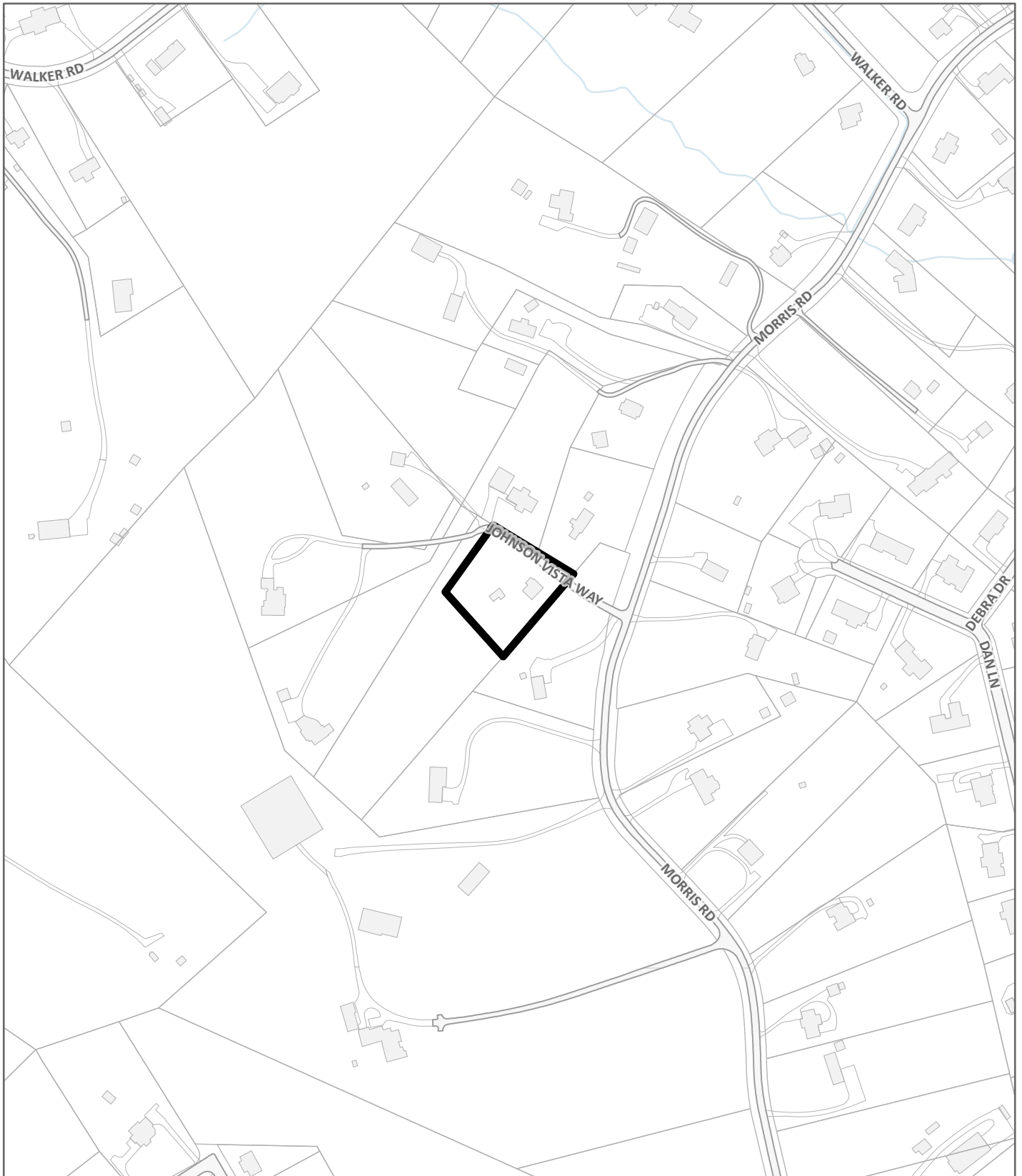
AERIAL MAP



Case boundary



Exhibit A. Contextual Images

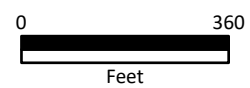


LOCATION MAP

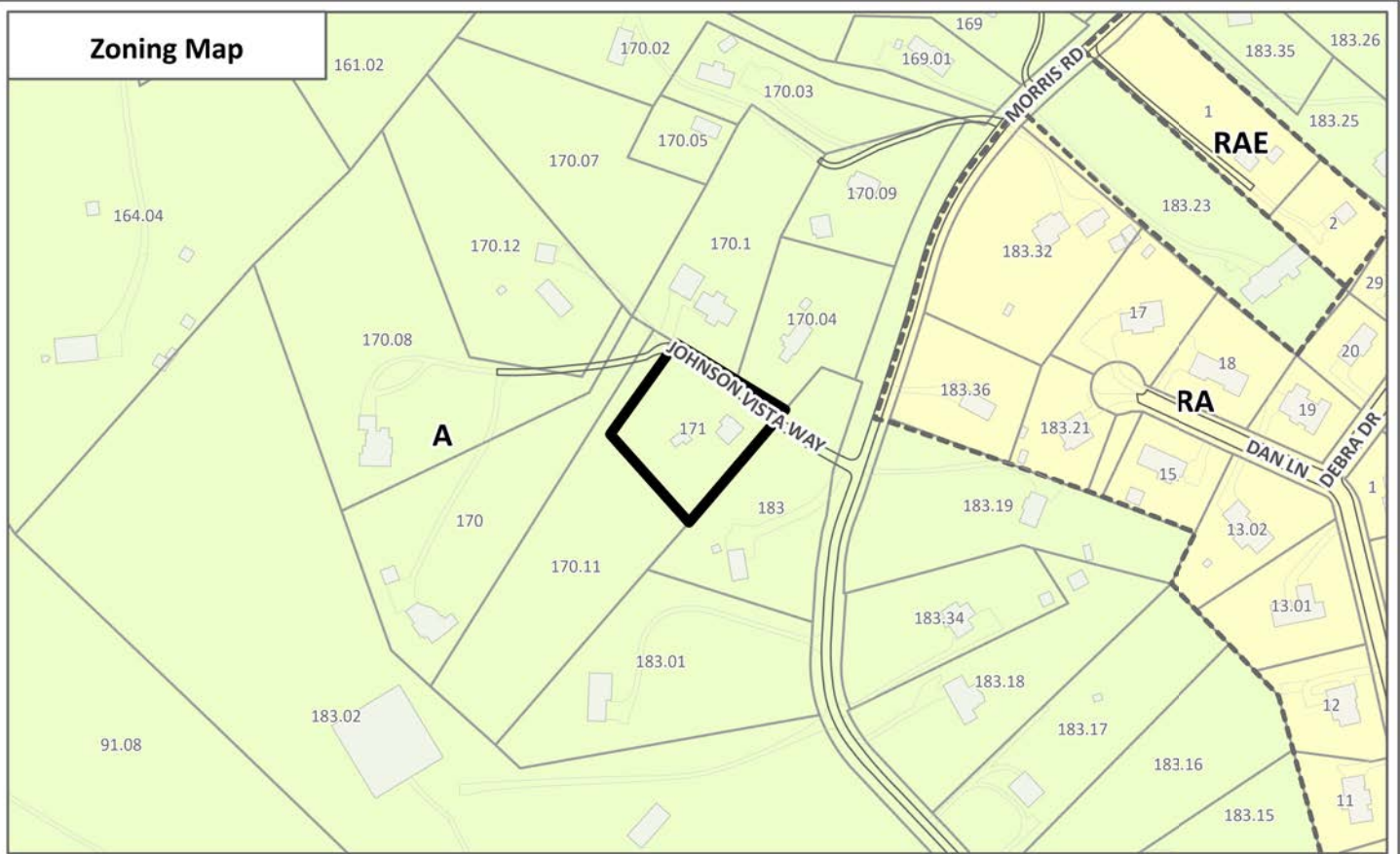
10-F-26-RZ



Case boundary



Zoning Map



Comprehensive Plan Map

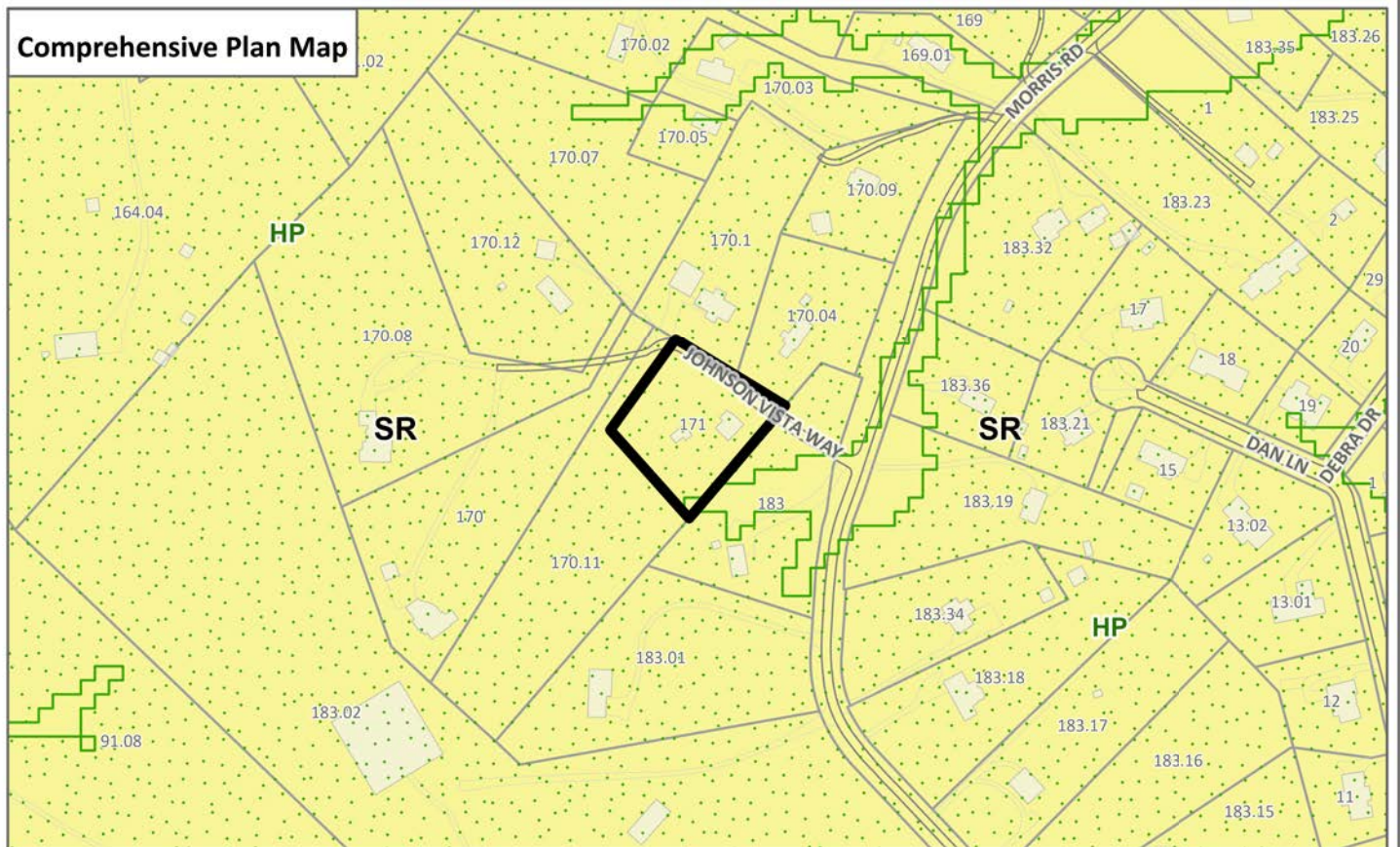
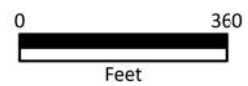


EXHIBIT A, CONTEXTUAL MAPS

10-F-26-RZ



Case boundary



Existing Land Use Map

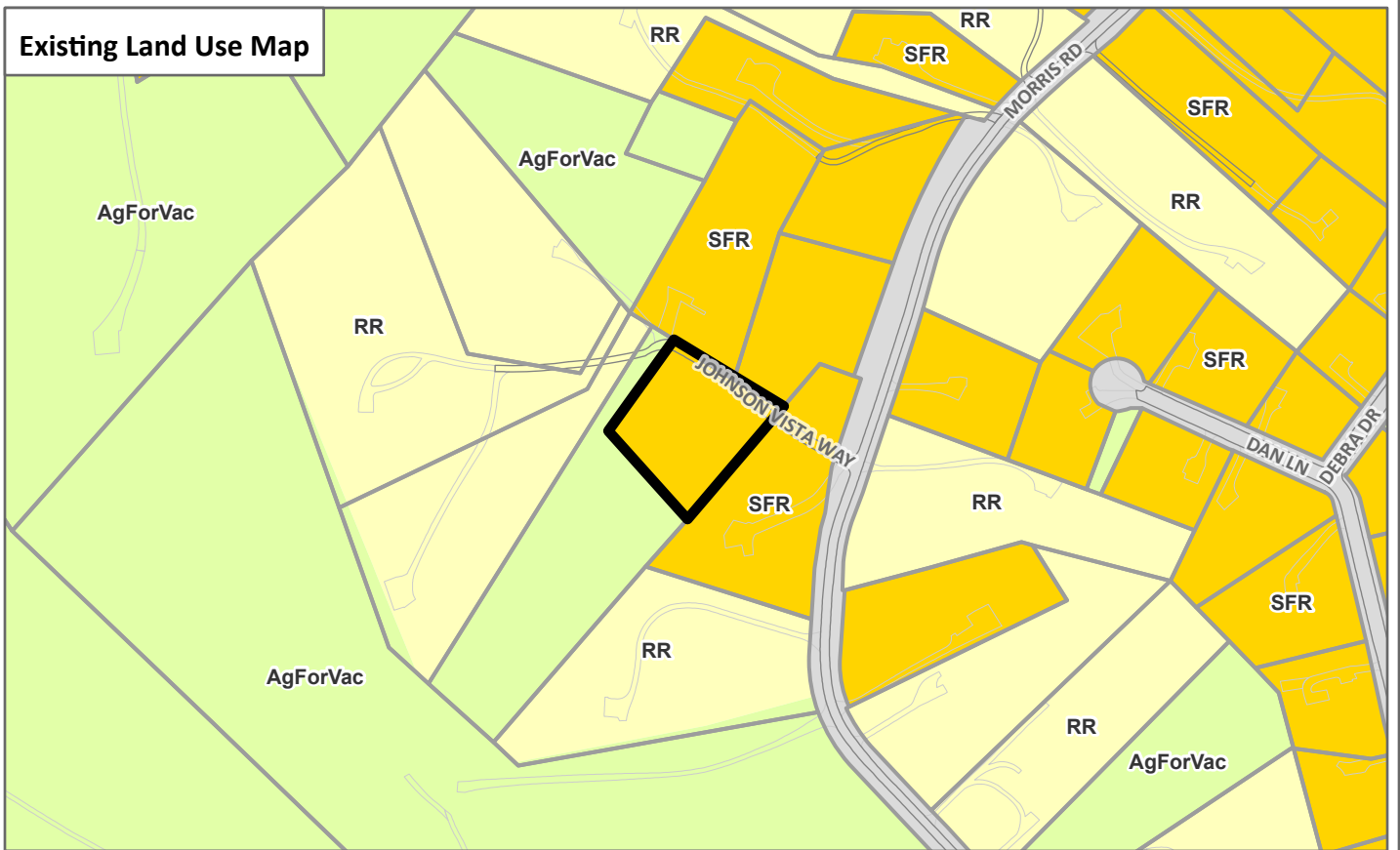


EXHIBIT A, CONTEXTUAL MAPS

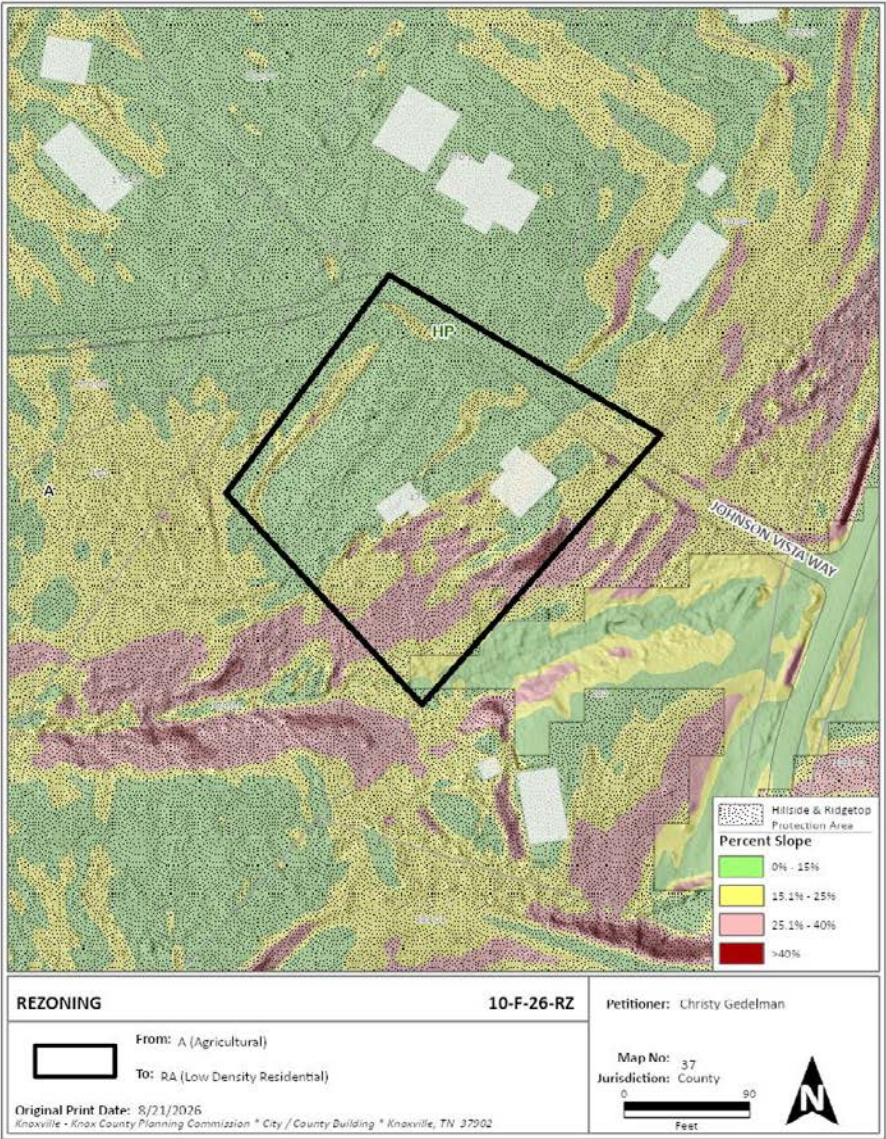
10-F-26-RZ



Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	1.16		
Non-Hillside	0.02	N/A	
0-15% Slope	0.62	100%	0.62
15-25% Slope	0.36	50%	0.18
25-40% Slope	0.15	20%	0.03
Greater than 40% Slope	0.01	10%	0.00
Ridgetops			
Hillside Protection (HP) Area	1.14	Recommended disturbance budget within HP Area (acres)	0.83
		Percent of HP Area	73.0%



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.

9/19/26

10/2/2026

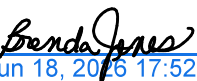
Date to be Posted

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


- (Jun 18, 2016 17:52:50 EDT)

Applicant Signature

Brenda Jones

Applicant Name

6/16/2026

Date