

REZONING REPORT

► **FILE #:** 9-E-26-RZ

AGENDA ITEM #: 10

AGENDA DATE: 9/10/2026

► **APPLICANT:** JOSHUA OXENDINE

OWNER(S): Meghan Mencer

TAX ID NUMBER: 79 E A 004

[View map on KGIS](#)

JURISDICTION: City Council District 3

STREET ADDRESS: 5015 SULLIVAN RD

► **LOCATION:** North side of Sullivan Rd, east of Nickle Rd

► **APPX. SIZE OF TRACT:** 1.18 acres

SECTOR PLAN: Northwest City

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

ACCESSIBILITY: Access is via Sullivan Road, a minor collector with a pavement width of 21 ft within a right-of-way that varies from 49-75 ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Third Creek

► **CURRENT ZONING:** AG (General Agricultural), HP (Hillside Protection Overlay), (C) (Previously Approved Plan District)

► **REQUESTED ZONING:** RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

► **EXISTING LAND USE:** Agriculture/forestry/vacant land

► **EXTENSION OF ZONING:** Yes, this is an extension.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING:

North: Single family residential - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay), (C) (Previously Approved Planned District)

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

East: Rural residential - AG (General Agricultural), HP (Hillside Protection Overlay), (C) Former Planned District

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

NEIGHBORHOOD CONTEXT: The surrounding area primarily consists of single-family dwellings and townhouse developments. Within a mile of the subject property is the Cumberland Estates Park and Community Center to the southwest, and the Pleasant Ridge Elementary and Northwest Middle Schools to the southeast.

STAFF RECOMMENDATION:

- ▶ **Approve the RN-1 (Single-Family Residential Neighborhood) district because it is consistent with the sector plan and surrounding development. The HP (Hillside Protection Overlay) would be retained.**

COMMENTS:

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 area immediately surrounding the subject property is predominantly comprised of single-family residential development. There are apartment and townhouse developments nearby to the north and south along Pleasant Ridge Road.
2. A major capital improvement project is currently underway along a 1.25-mile section of Pleasant Ridge Road, extending from Merchant Drive to the Knoxville city limits. Turn lanes are being constructed at the intersections of Walnoaks Road, Sullivan Road, and Murray Drive. A shared-use path for bicyclists and pedestrians is also included. Additional improvements include upgraded traffic signals with pedestrian accommodations at the intersection of Walnoaks Road and Moss Creek Road, as well as drainage improvements along this corridor.
3. These multimodal and traffic safety upgrades occurring approximately 500 feet from the subject property, in combination with the established single-family residential surroundings support the requested rezoning from AG (Agricultural) to RN-1 (Single-Family Residential Neighborhood).

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

1. The RN-1 zoning district is intended to accommodate traditional single-family homes on relatively large lots with generous setbacks.
2. The RN-1 zoning district is consistent with the surrounding development pattern, including adjacent properties along Nickle Road and RN-1-zoned properties along Sullivan Road.
3. While there are pockets of AG zoning in the area, these properties are primarily utilized for residential purposes. The subject property does not meet the 5-acre minimum lot size standard for AG zoning, making RN-1 a more appropriate district for this 1.18-acre property.

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. No significant adverse impacts are anticipated with the proposed rezoning. The 51,160-square-foot subject property could be subdivided into a maximum of five lots, based on the RN-1 district's minimum lot size requirement of 10,000 square feet for single-family residential development. This maximum level of residential intensity is aligned with the surrounding range of lot sizes.

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 RN-1 district is consistent with the One Year Plan and Northwest City Sector Plan's LDR (Low Density Residential) land use classification.
2. The proposed rezoning is also consistent with Development Policy 11.5 in the General Plan, to avoid abrupt, incompatible changes in density, scale, and building appearance from one development to another. The uses and dimensional standards of RN-1 would foster development that is similar to the surrounding area.

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:

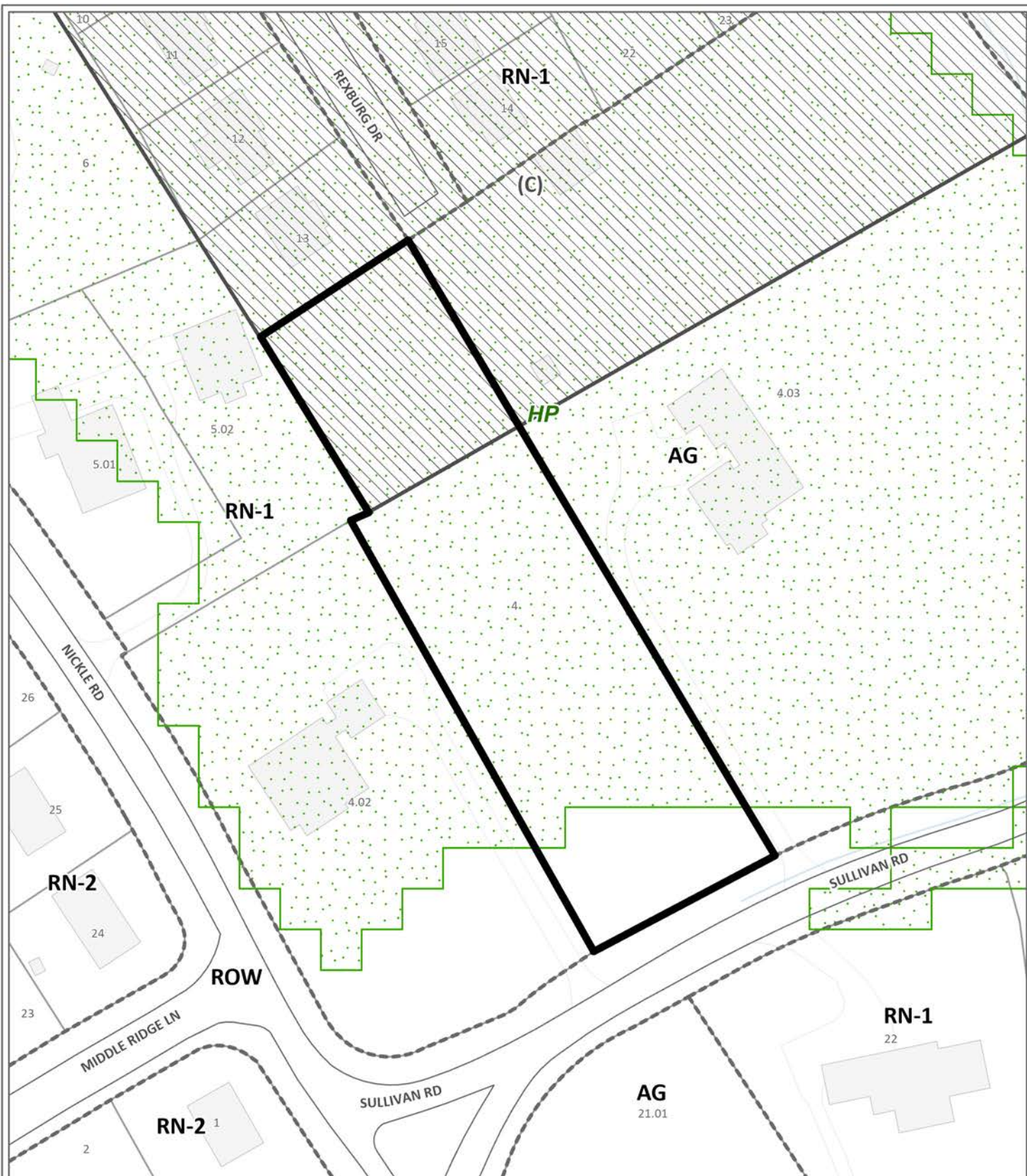
1. The subject property is located in a suburban area with ample utility and community facility infrastructure to support a minor increase in residential development.
2. The property is within the parental responsibility zones for Pleasant Ridge Elementary School, Northwest Middle School, and Karns High School. The surrounding area also includes amenities such as the Northwest Greenway, and Cumberland Estates Park is located approximately 0.25 miles southwest of the subject property.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Pleasant Ridge Elementary, Northwest Middle, and Karns High.

If approved, this item will be forwarded to Knoxville City Council for action on 10/13/2026 and 10/27/2026. 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

9-E-26-RZ



From: AG (General Agricultural), HP (Hillside Protection Overlay), (C) (Previously Approved Plan District)
To: RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

Original Print Date: 8/5/2026

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

Petitioner: Joshua Oxendine

Map No: 79

Jurisdiction: City

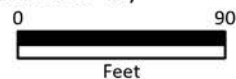


Exhibit A. Contextual Images



AERIAL MAP



Case boundary

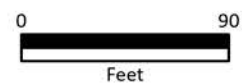
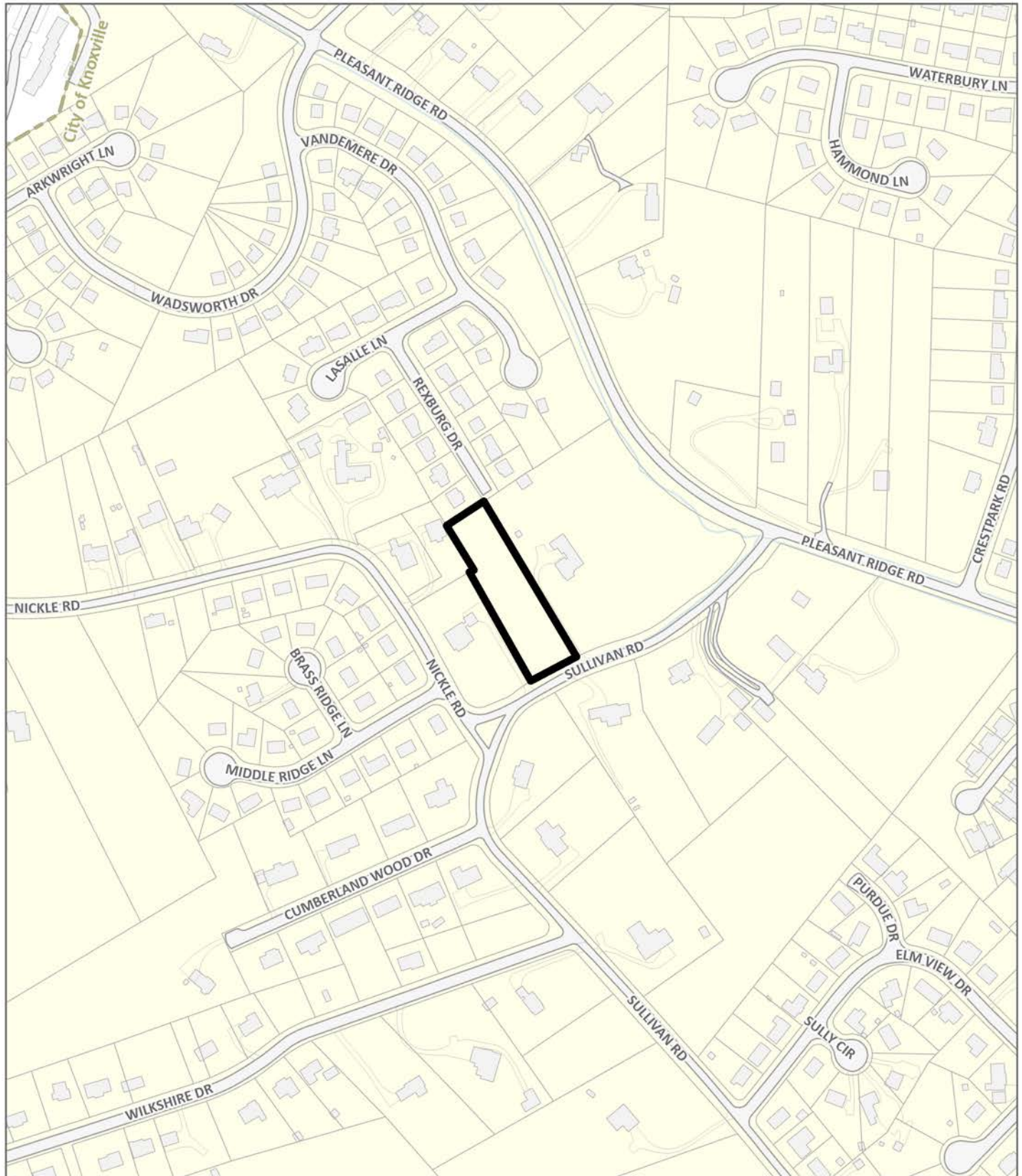


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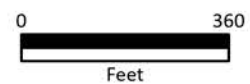


LOCATION MAP

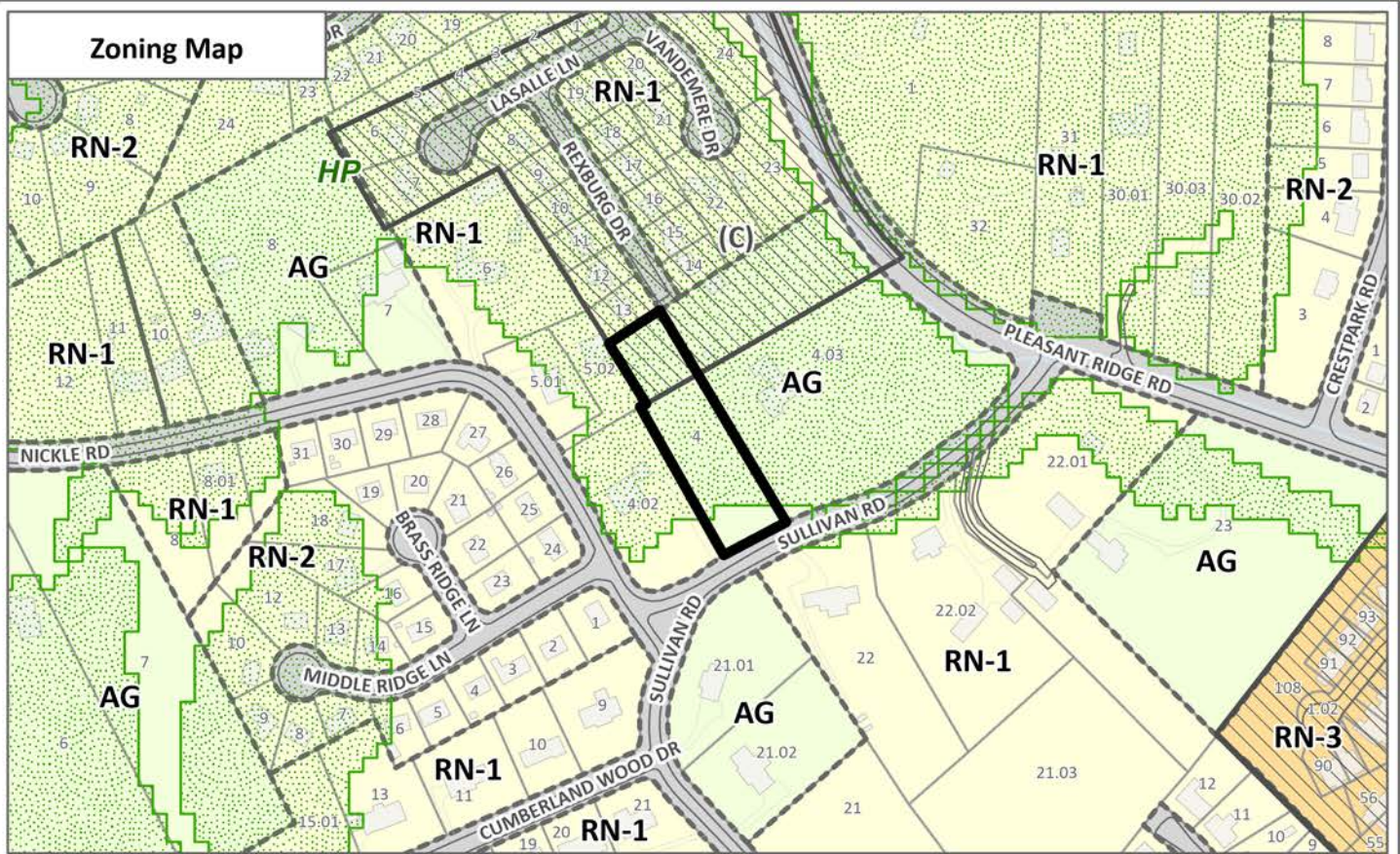
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Case boundary



Zoning Map



Sector Plan Map

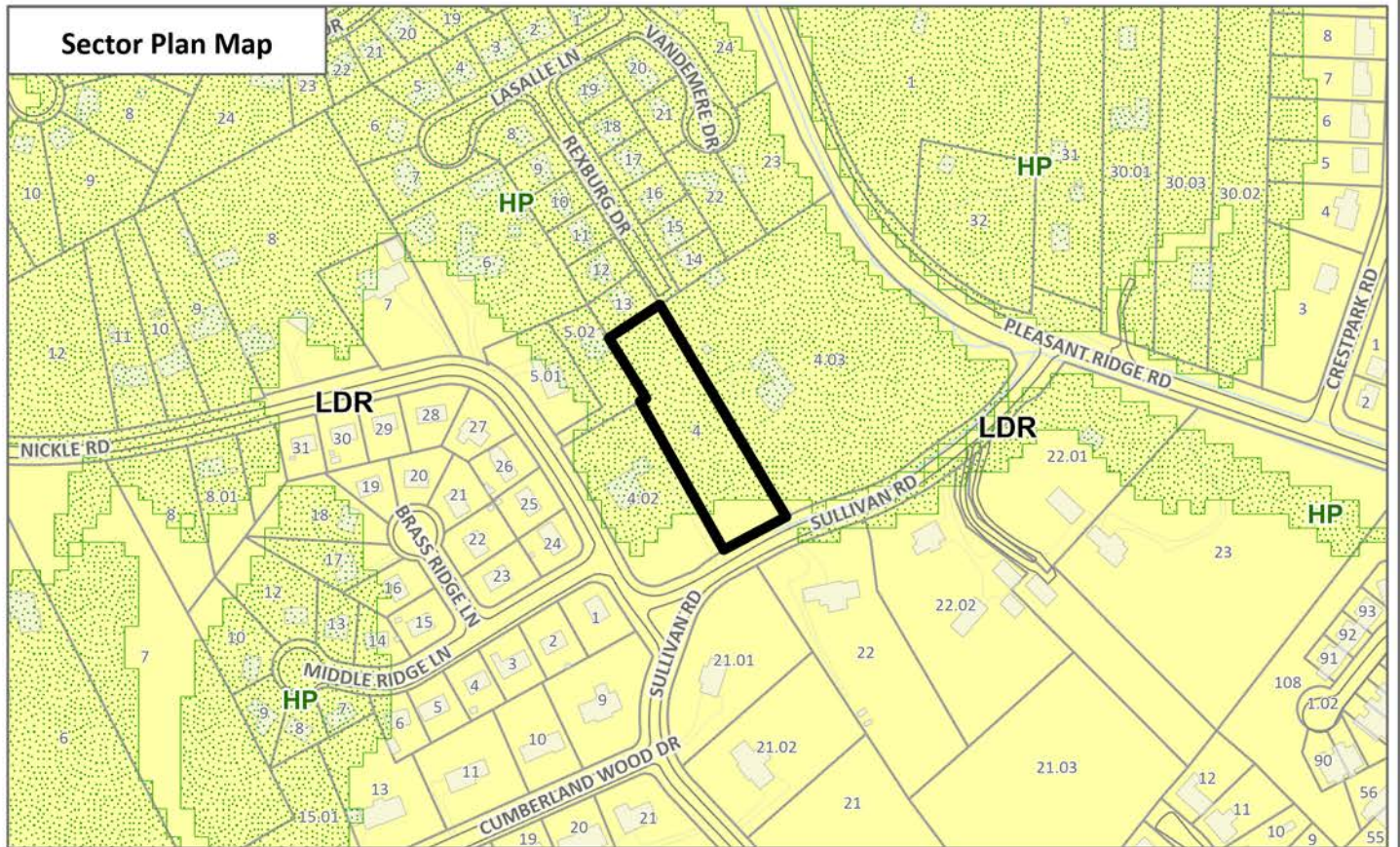


EXHIBIT A, CONTEXTUAL MAPS

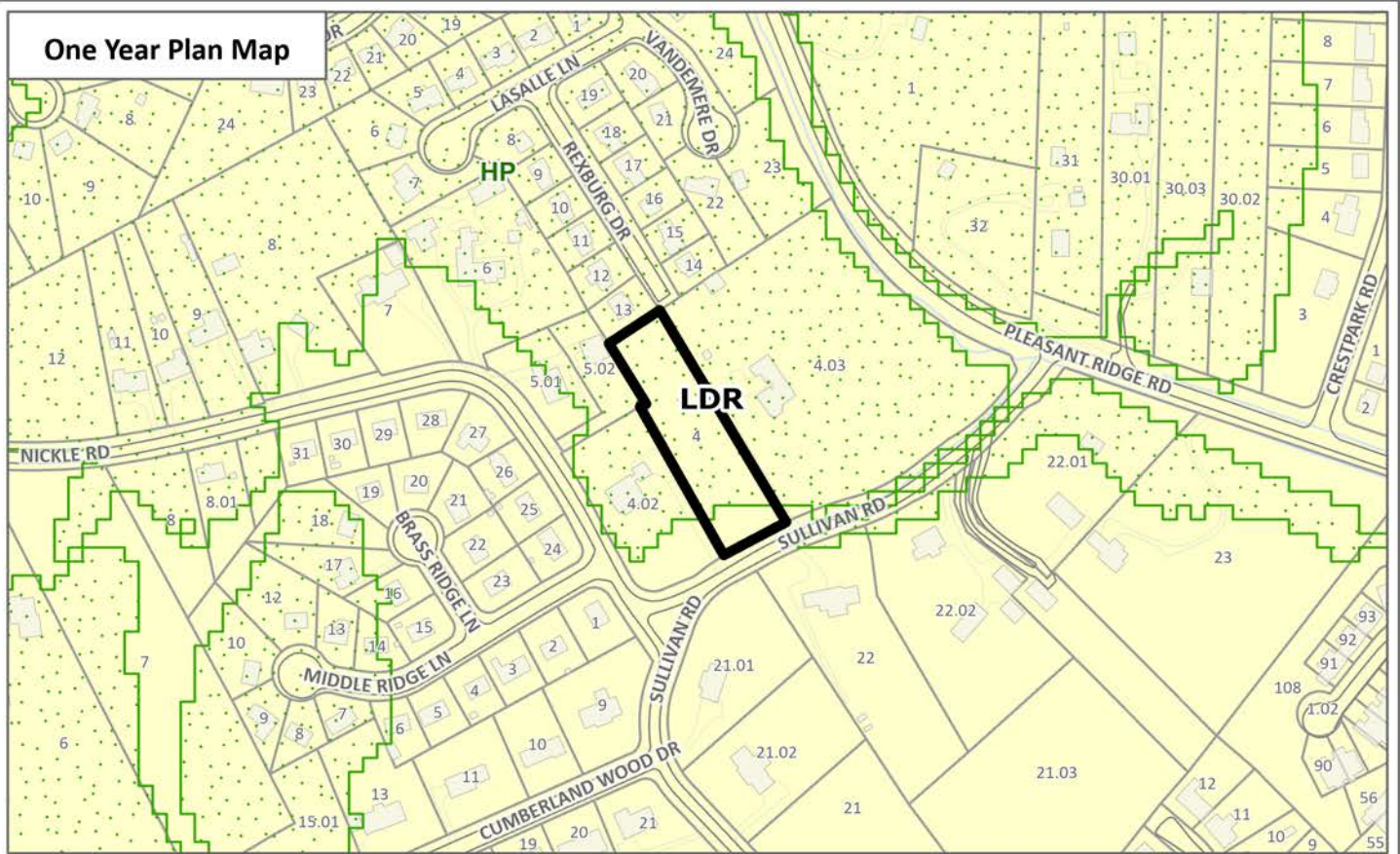
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Case boundary



One Year Plan Map



Existing Land Use Map

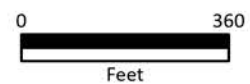


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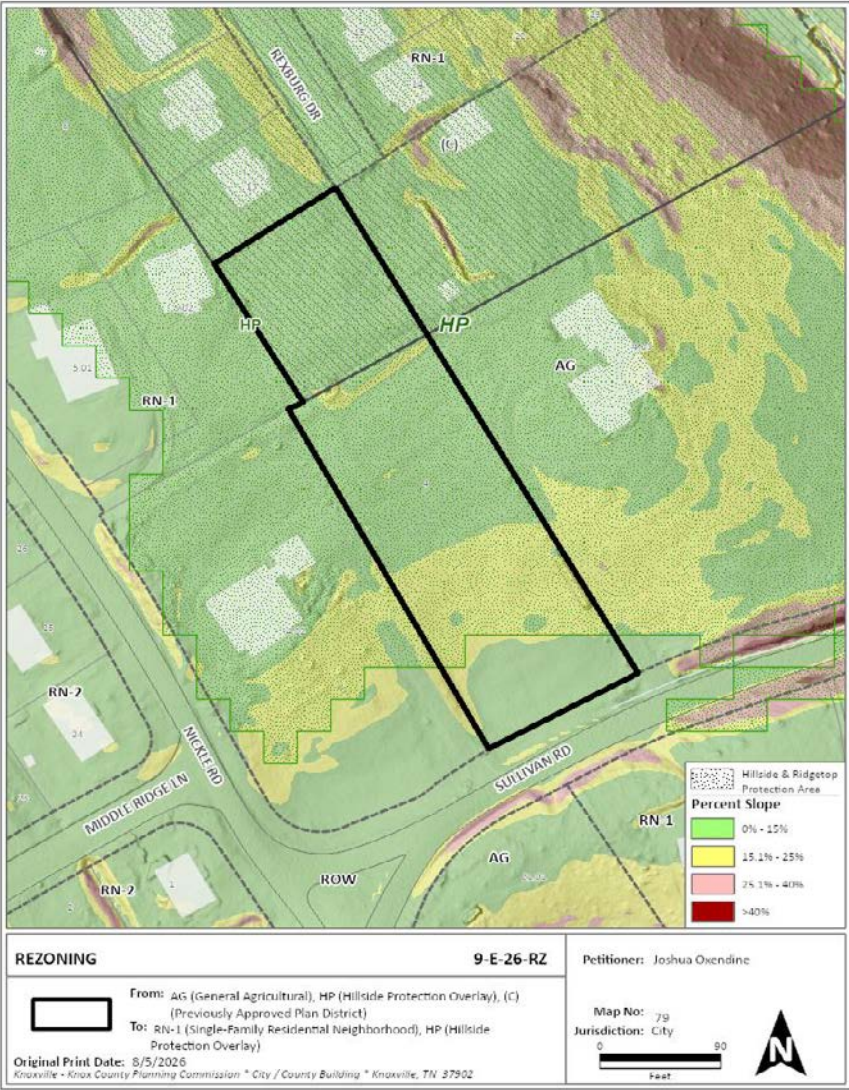
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Case boundary



CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	51,155.1	1.174			
Non-Hillside	7,900.2	0.181	N/A		
0-15% Slope	31,750.7	0.729	100%	31,750.7	0.729
15-25% Slope	11,454.3	0.263	50%	5,727.1	0.131
25-40% Slope	50.0	0.001	20%	10.0	0.000
Greater than 40% Slope	0.0	0.000	10%	0.0	0.000
Ridgetops					
Hillside Protection (HP) Area	43,254.9	0.993	Recommended disturbance budget within HP Area	37,487.8	0.861
			Percent of HP Area	86.7%	



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.

08/15/2026

09/11/2026

8/29/26

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

Joshua Oxendine

Applicant Name

7-24-26
Date