

REZONING REPORT

► **FILE #:** 9-F-26-RZ

AGENDA ITEM #: 11

AGENDA DATE: 9/10/2026

► **APPLICANT:** NOAH HUDSON
OWNER(S): Raj Adhikari 2614 Dexter LLC

TAX ID NUMBER: 59 I D 01802 [View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS: 3221 GREENWAY DR

► **LOCATION:** North side of Greenway Dr, east of N Broadway

► **APPX. SIZE OF TRACT:** 0.76 acres

SECTOR PLAN: North City

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

ACCESSIBILITY: Access is via Greenway Drive, a major collector with a 19-ft pavement width of 19 ft within a right-of-way that varies between 40-50 ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Whites Creek

► **CURRENT ZONING:** RN-1 (Single-Family Residential Neighborhood), 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: Public/quasi-public land (cemetery) - OS (Parks and Open Space), HP (Hillside Protection Overlay)

South: Single family residential - RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

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

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

NEIGHBORHOOD CONTEXT: This section of Greenway Drive consists of single-family dwellings on medium and large lots and limited commercial uses and is bounded by Webbs Ridge to the north and the railroad tracks to the south.

STAFF RECOMMENDATION:

► **Deny the RN-2 (Single-Family Residential Neighborhood) zoning district due to environmental**

constraints. The HP (Hillside Protection Overlay) district 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 IS NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY GENERALLY.

1. There has been a notable increase in residential development along the north side of Greenway Drive over the last 10 years, consisting of single-family dwellings on 20,000 sq ft to 1.5-acre lots at the base of the ridge.
2. Since 2020, there has been a minor increase in residential density along Greenway Drive, with rezonings from the RN-1 (Single-Family Residential Neighborhood) district to the RN-2 (Single-Family Residential Neighborhood), RN-3 (General Residential Neighborhood), and RN-4 (General Residential Neighborhood) districts. However, all but one of the rezonings were located on the south side of Greenway Drive, where the land is flatter. Properties fronting Greenway Drive on the north side are partially on a ridge and are consequently constrained with severe slopes.
3. The one rezoning on the north side of Greenway Drive, west of the subject property, was for three lots totaling 5.5 acres that were later subdivided into 20,000+ sq ft lots (12-D-20-RZ).

THE PROPOSED AMENDMENT IS CONSISTENT WITH THE INTENT AND PURPOSES OF THIS CODE.

1. The RN-2 district is intended to accommodate low-density single-family residential development on relatively small lots with smaller setbacks. Two-family dwellings may also be allowed by special use approval.
2. 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 RN-1 and RN-2 zoning districts permit the same uses.
3. The subject property is within the HP (Hillside Protection Overlay) district and is relatively steep, with the majority of the site constrained by slopes in the 25%-40% and above 40% ranges. The recommended disturbance budget for the property is approximately 8,400 sq ft, which has nearly been met with the existing dwelling on the site. It is not possible to subdivide and add another structure to the site without exceeding the disturbance limit of the HP overlay district.

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. The primary difference between the existing RN-1 zoning district and the requested RN-2 district is the dimensional standards. The RN-1 district requires a minimum lot area of 10,000 sq ft with larger setbacks, whereas the RN-2 district requires a minimum lot area of 5,000 sq ft with smaller setbacks. The RN-2 district at this location would permit residential development that is out of character with the development trends on the north side of Greenway Drive, which consists of lots larger than 10,000 sq ft with larger setbacks and structures clustered at the base of the ridge.

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 subject property is designated LDR (Low Density Residential) under the City's One Year Plan and North City Sector Plan, which permits consideration of the RN-2 zoning district.
2. The proposed rezoning is not consistent with the General Plan's Development Policy 6.3: Encourage development in areas with the fewest environmental constraints. The subject property is a 75-ft wide lot that is largely steep hillside, which does not support increasing residential density at this site.

WHETHER ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, STORM 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. This is an urbanized area with ample utility and facility infrastructure to support a rezoning of this site.

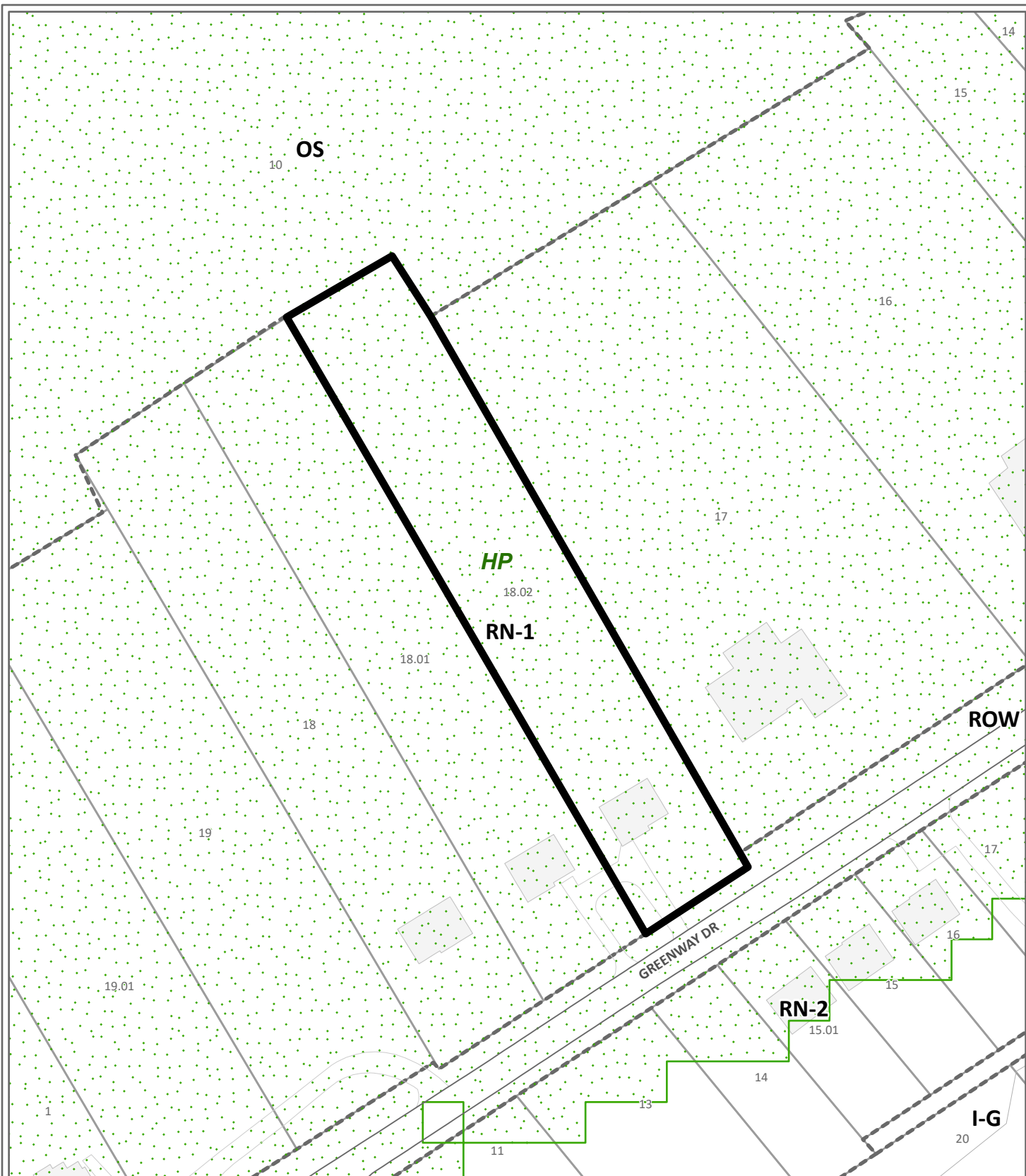
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Shannondale Elementary, Gresham Middle, and Central 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-F-26-RZ



From: RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

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

Original Print Date: 7/29/2026

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

Petitioner: Noah Hudson

Map No: 59

Jurisdiction: City

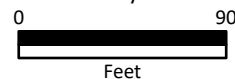
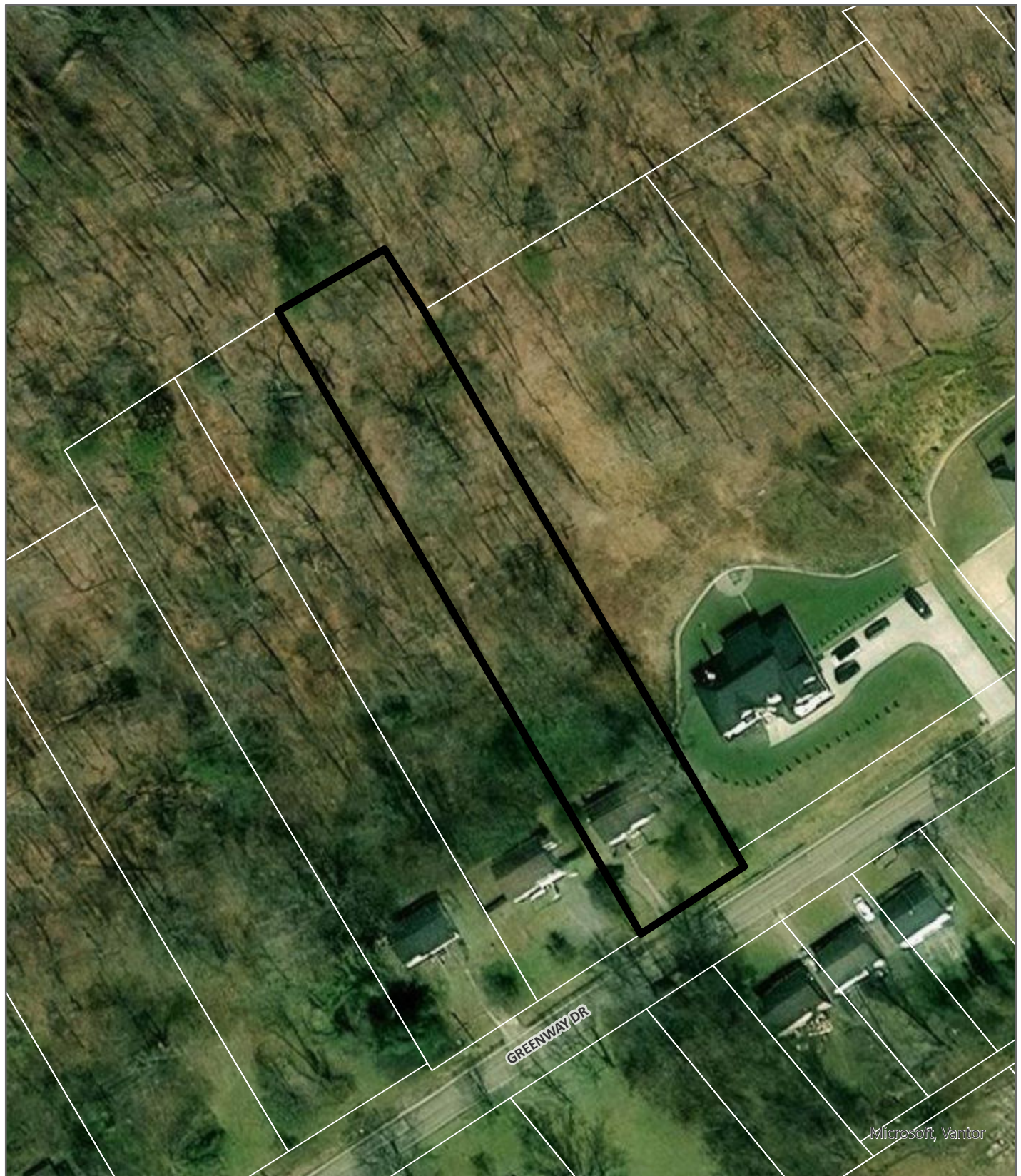


Exhibit A. Contextual Images



AERIAL MAP



Case boundary

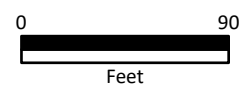
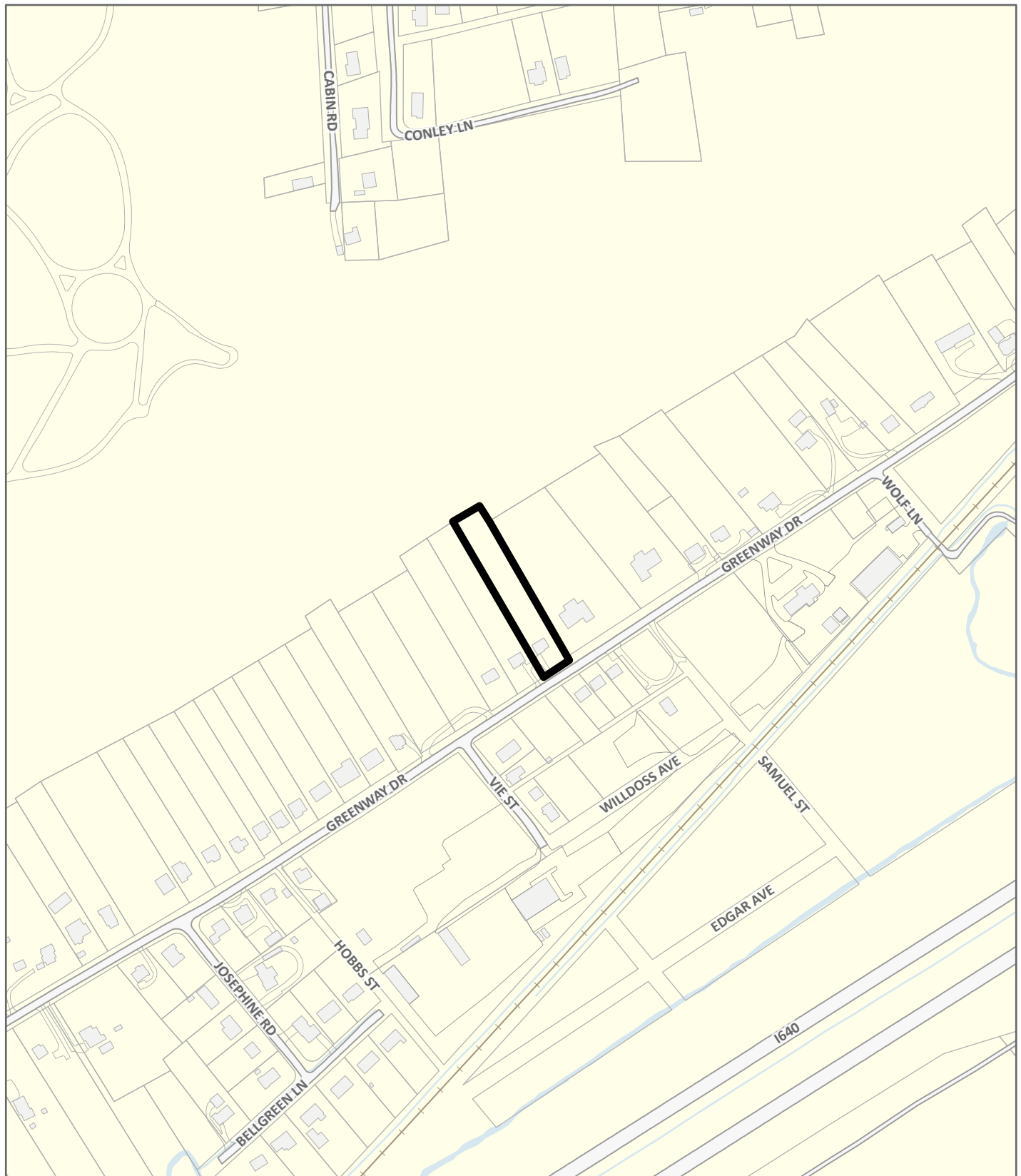


Exhibit A. Contextual Images



LOCATION MAP

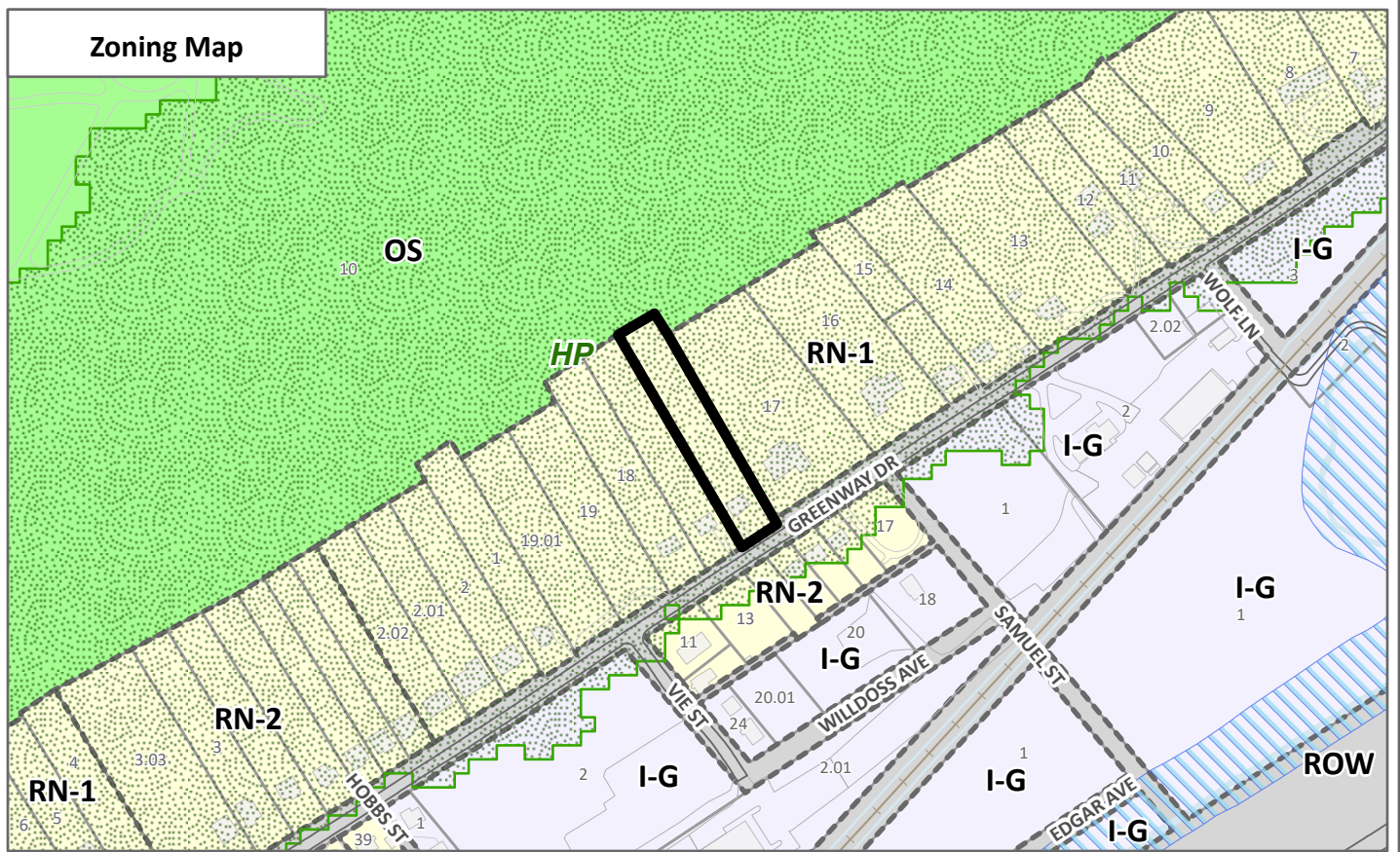
9-F-26-RZ



Case boundary



Zoning Map



Sector Plan Map

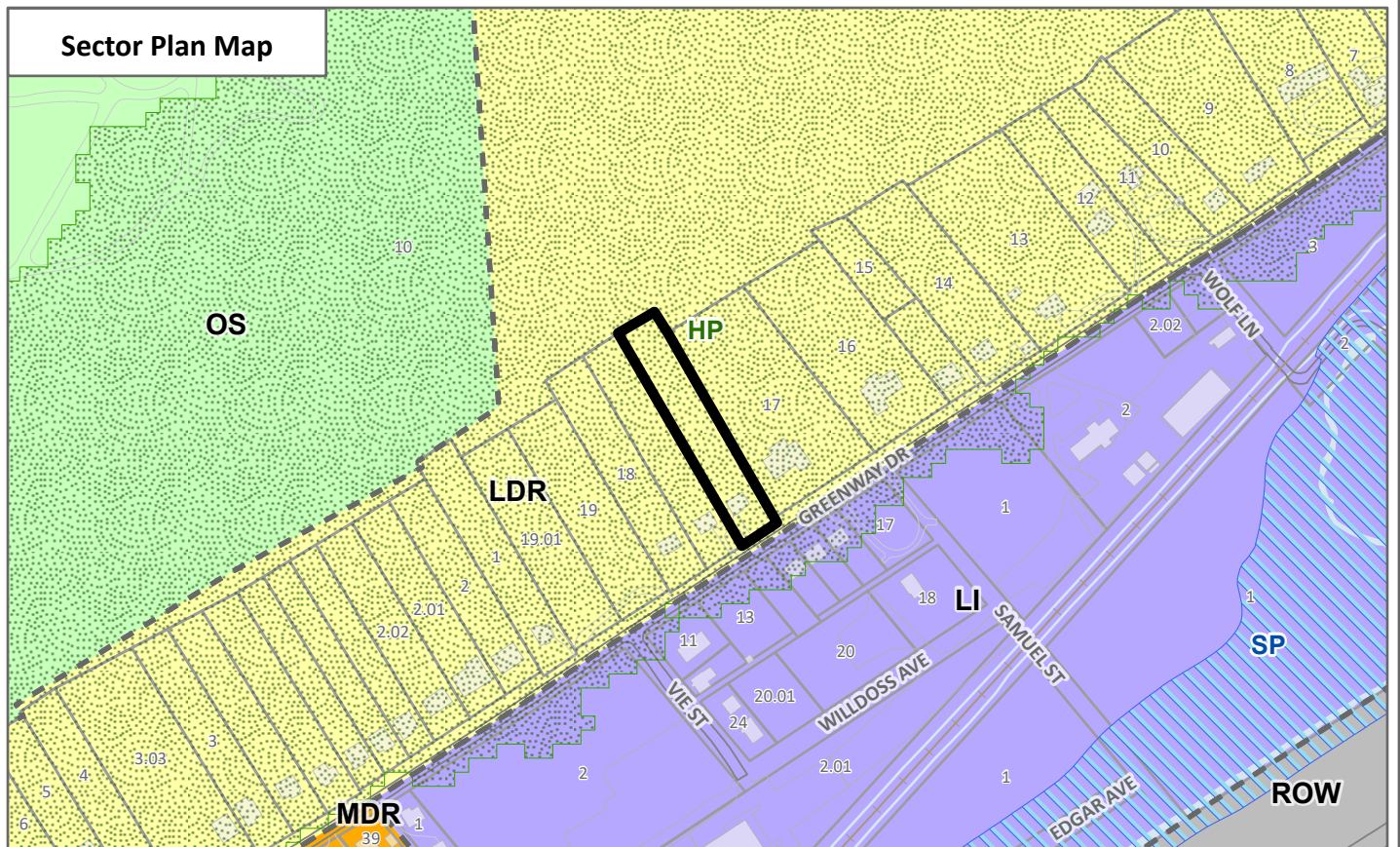
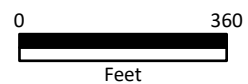


EXHIBIT A, CONTEXTUAL MAPS

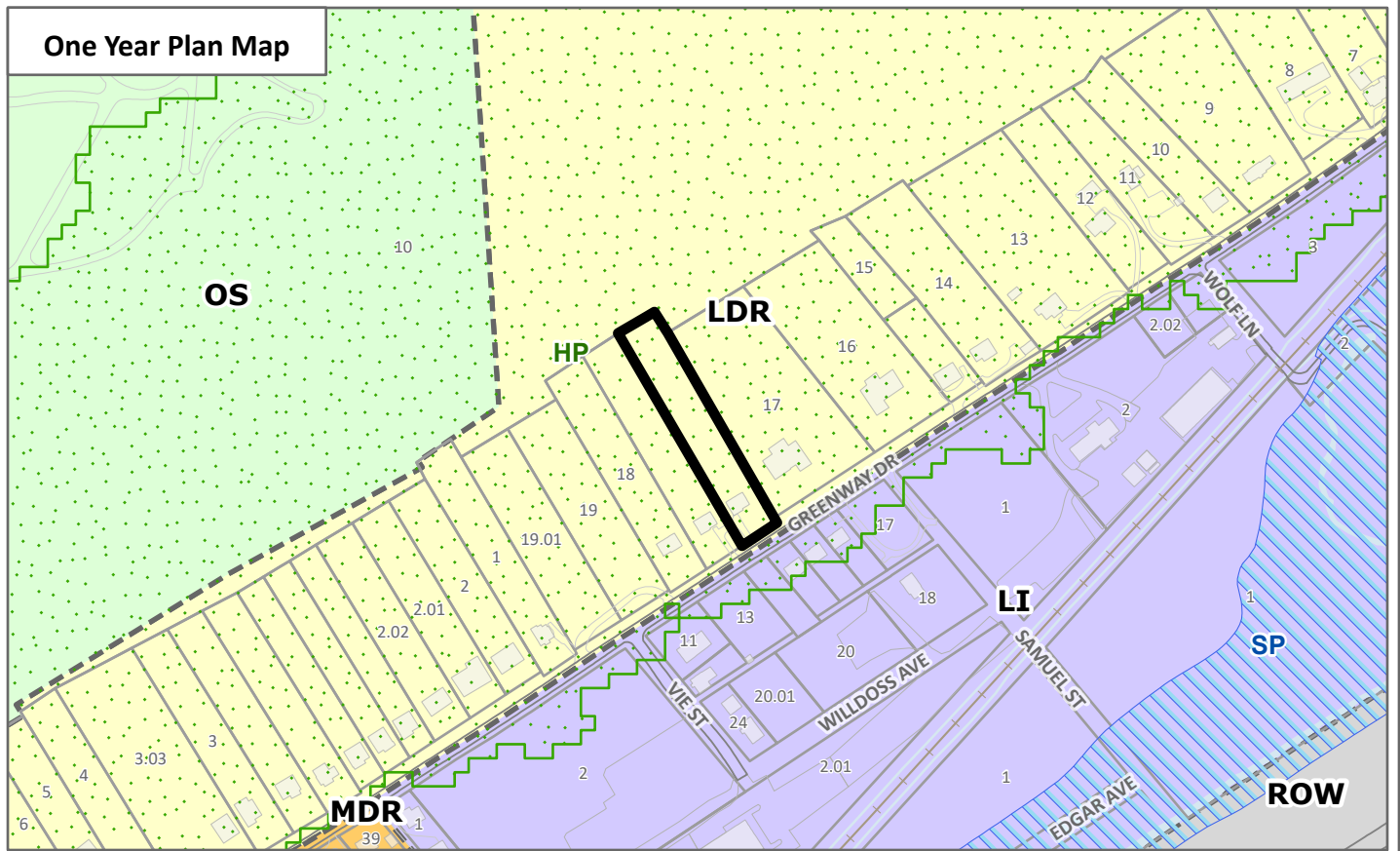
9-F-26-RZ



Case boundary



One Year Plan Map



Existing Land Use Map

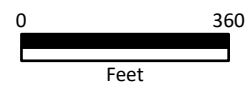


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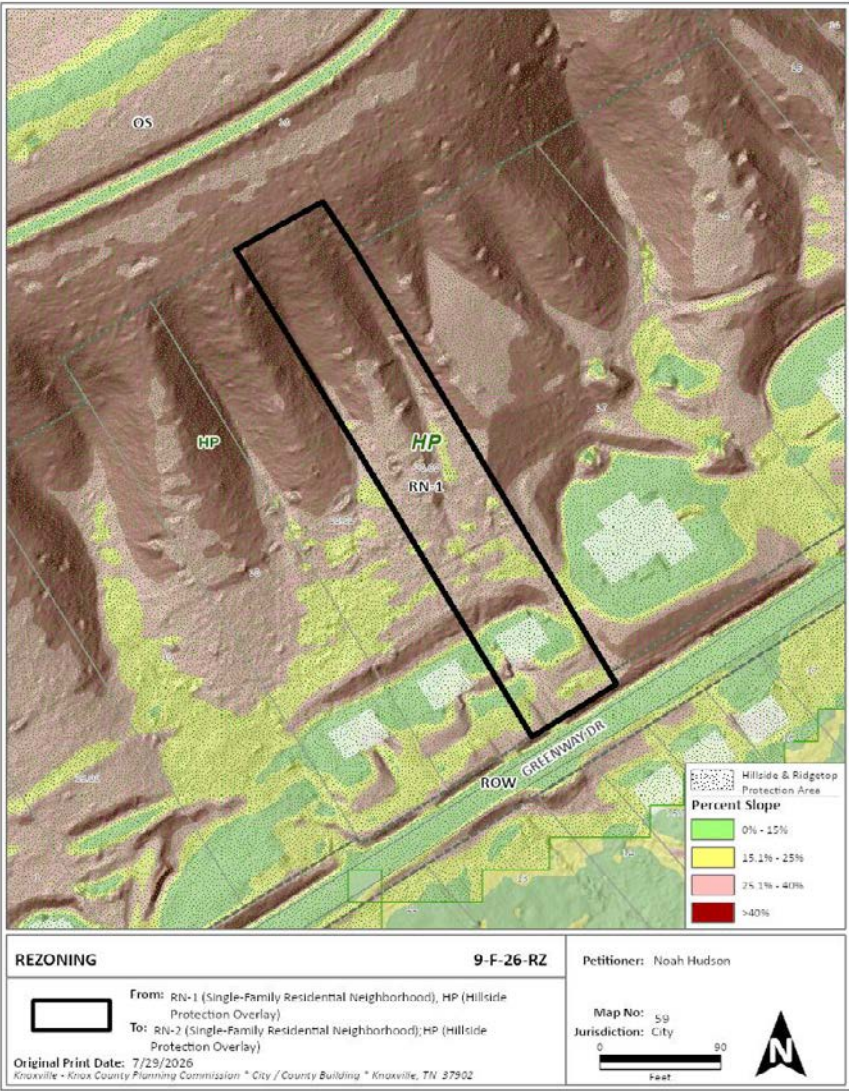
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Case boundary



CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	33,130.2	0.761			
Non-Hillside	0.0	0.000	N/A		
0-15% Slope	2,266.3	0.052	100%	2,266.3	0.052
15-25% Slope	4,146.7	0.095	50%	2,073.3	0.048
25-40% Slope	13,495.2	0.310	20%	2,699.0	0.062
Greater than 40% Slope	13,222.0	0.304	10%	1,322.2	0.030
Ridgetops					
Hillside Protection (HP) Area	33,130.2	0.761	Recommended disturbance budget within HP Area	8,360.9	0.192
			Percent of HP Area	25.2%	



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.

8/29/26

9/11/26

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

Signed by:

Rajendra Adhikari for 2614 Dexter LLC

Rajendra Adhikari

7/23/2026

Applicant Signature

Applicant Name

Date