

REZONING REPORT

► **FILE #:** 9-G-26-RZ

AGENDA ITEM #: 22

AGENDA DATE: 9/10/2026

► **APPLICANT:** FABIAN F PAREDES DIAZ

OWNER(S): Lenoir City Utilities District

TAX ID NUMBER: 119 H G 00401

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 0 DUTCHTOWN RD

► **LOCATION:** North side of Dutchtown Rd, east side of Sanders Rd

► **APPX. SIZE OF TRACT:** 0.7 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Dutchtown Road, a minor arterial with two lanes and a center turn lane within a right-of-way width that varies from 63-73 ft and via Sanders Road, a minor collector with a pavement width of 41 ft within a right-of-way that varies from 71-113 ft.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Turkey Creek

► **CURRENT ZONING:** A (Agricultural)

► **REQUESTED ZONING:** RB (General Residential)

► **EXISTING LAND USE:** Transportation/Communications/Utilities

►
EXTENSION OF ZONING: No, it is not an extension.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Single family residential - RA (Low Density Residential) in the County
South: Public/quasi public land (school), single family residential - INST (Institutional) in the City
East: Transportation/communications/utilities - A (Agricultural) in the County
West: Single family residential - RA (Low Density Residential) in the County

NEIGHBORHOOD CONTEXT: The subject property is in an area that features single family and multifamily subdivisions north of Dead Horse Lake and I-40. The Christian Academy of Knoxville is across the street to the south, and within 0.30 miles is the Webb School to the west, and Catholic High, Cedar Bluff Elementary, and Cedar Bluff Middle Schools to the east.

STAFF RECOMMENDATION:

- **Deny the RB (General Residential) zone due to environmental constraints on the site and surrounding area.**

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 DISTRICTS AFFECTED, OR IN THE COUNTY GENERALLY:

1. Development along this section of Dutchtown Road is primarily comprised of single-family residential subdivisions and occasional multifamily developments that have been established for decades. Multiple religious sites and private educational campuses also operate along this corridor.
2. This area is prone to flooding, which prompted multiple Capital Improvement Projects by the Knox County Engineering and Public Works Department. This includes the acquisition and demolition of a residence 250 feet to the southwest in 2023 and the installation of a floodwall to the southeast to prevent nearby residences from being inundated by stormwater.
3. Most of the subject property has an elevation of 940 ft, which the Dutchtown Road Flood Study Report of 1999 identifies as the elevation of flooding during the April 1998 storm event. It is worth noting that there is apparent flooding visible in this area according to aerial maps from 2018, 2019, and 2020. The environmental constraints on this property and in this general area do not support the residential intensity of the requested rezoning from A (Agricultural) to RB (General Residential).

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

1. The RB zone provides for a medium population density, and the principal uses of land range from houses to multi-dwelling structures or developments. On this site, the RB zone would allow for up to 8 dwelling units by right. Such intensity of development would be inconsistent with environmental constraints and flood risk on the subject property.
2. It is noteworthy that a single-family home would be permitted by right under the subject property's current A zoning because it is a lot of record. Development of one home would be consistent with surrounding lot sizes.
3. 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.

PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. A large, closed contour on the property's south and west sides indicates the possible presence of a sinkhole, which the Dutchtown Road Flood Study recommends protecting as primary outlets for stormwater runoff (see Exhibit B).
2. Access is currently constrained by topography, utilities, and the culvert along the property's west side. A utility manhole and fire hydrant are set back on the property's southern side. Currently, access is provided by the adjacent parcel to the east, which is not owned by the applicant or included in this rezoning request.
3. The environmental and access constraints on the site along with increased flooding implications of more impervious development for neighboring properties do not support increasing residential intensity.

THE 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 County's Comprehensive Land Use and Transportation Plan assigns the SMR (Suburban Mixed Residential) place type to this lot, which permits consideration of the RB zone. However, adding residences to an area prone to flooding contradicts the intent of Implementation Policy 9.3, to focus growth in areas already served by adequate infrastructure.
2. The property is in the Planned Growth Area of the Growth Policy Plan, which calls for coordinated action of development with adequate roads, utilities, schools, drainage and other public facilities and services. Adding residences to an area prone to flooding does not support the intent of the Growth Policy Plan.

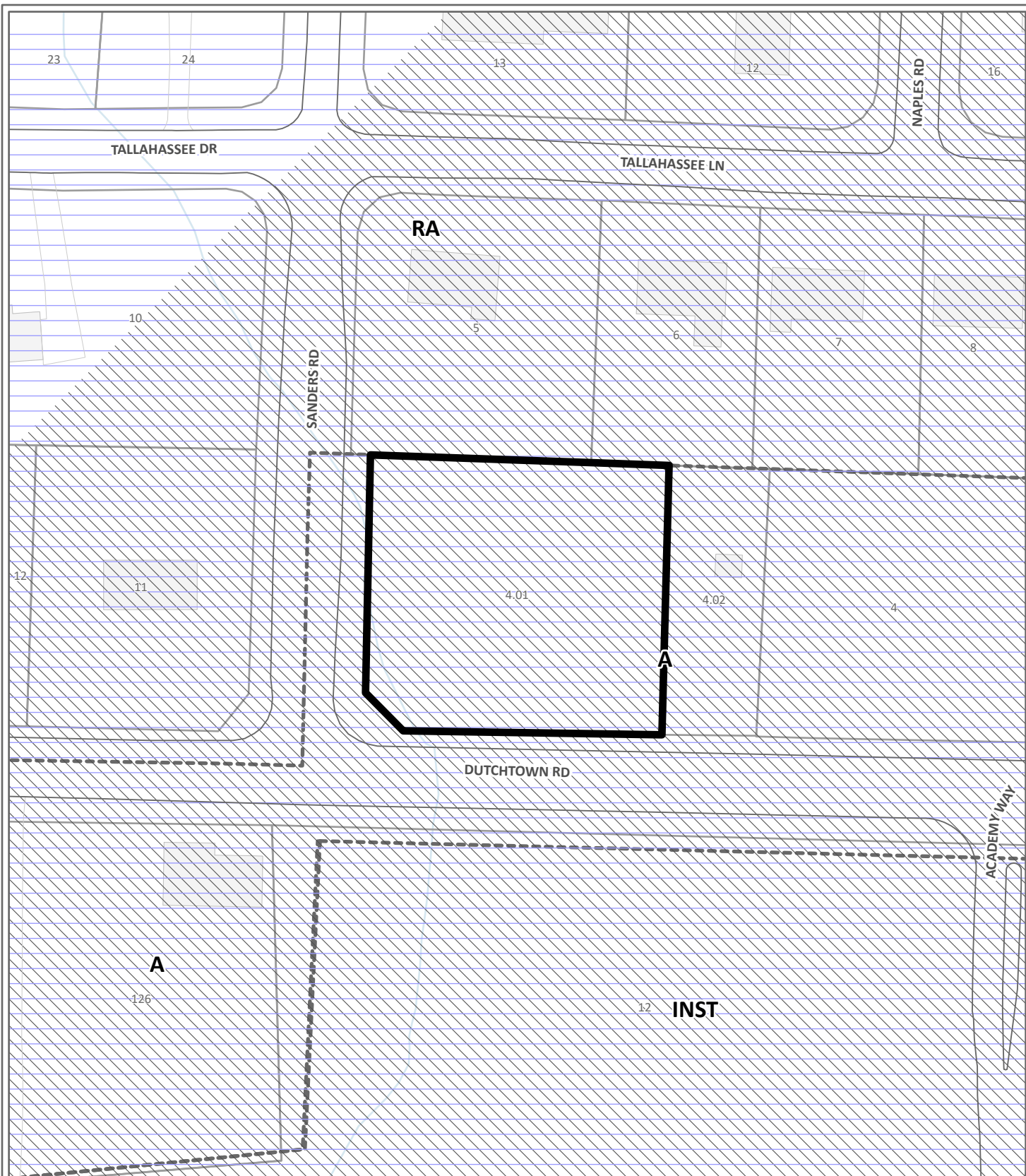
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Cedar Bluff Elementary, Cedar Bluff Middle, and Hardin Valley Academy.

If approved, this item will be forwarded to Knox County Commission for action on 10/19/2026. 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

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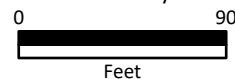
From: A (Agricultural)

To: RB (General Residential)

Petitioner: Fabian F Paredes Diaz

Map No: 119

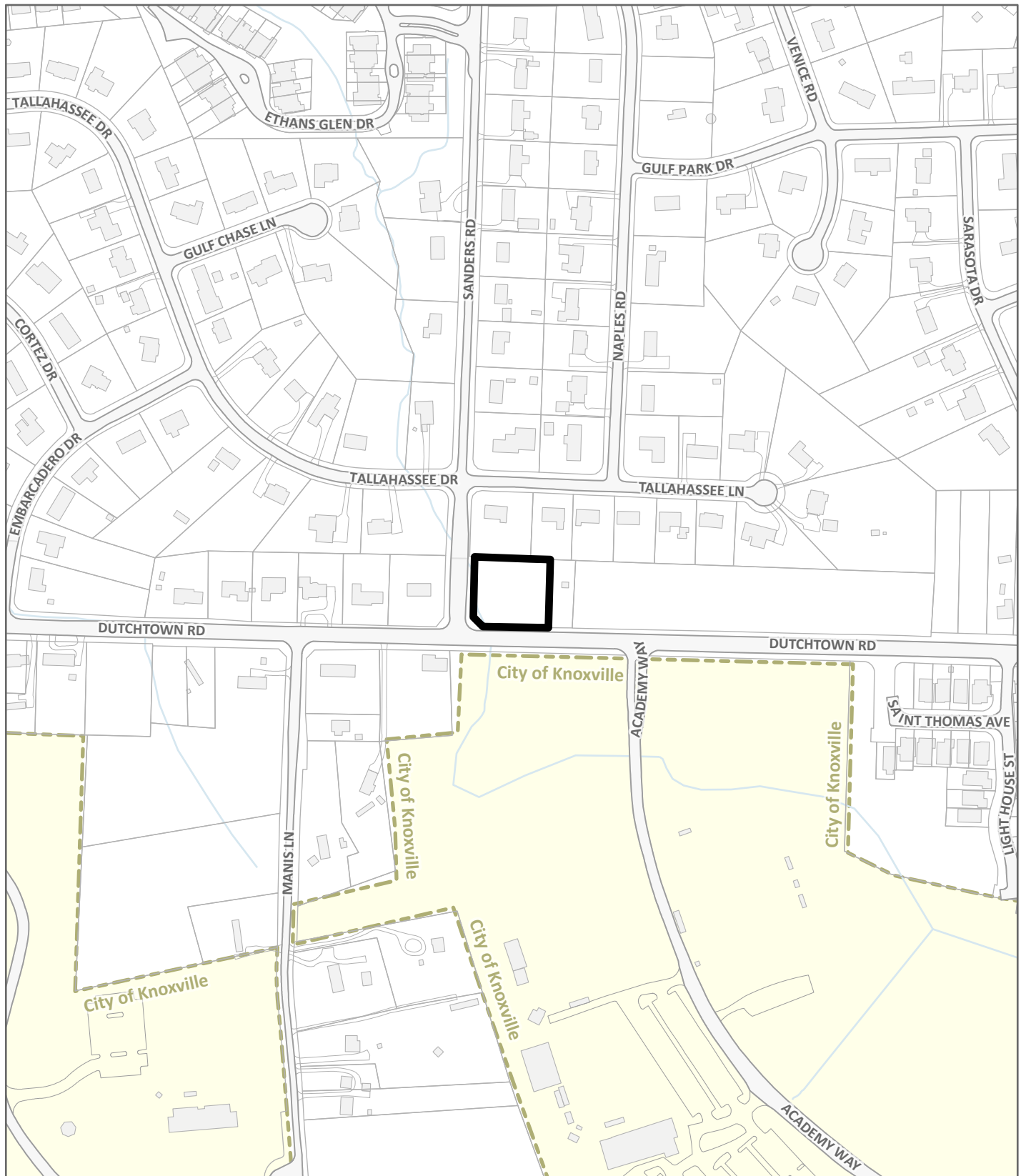
Jurisdiction: County



Original Print Date: 7/29/2026

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

Exhibit A. Contextual Images



LOCATION MAP

9-G-26-RZ



Case boundary



Exhibit A. Contextual Images



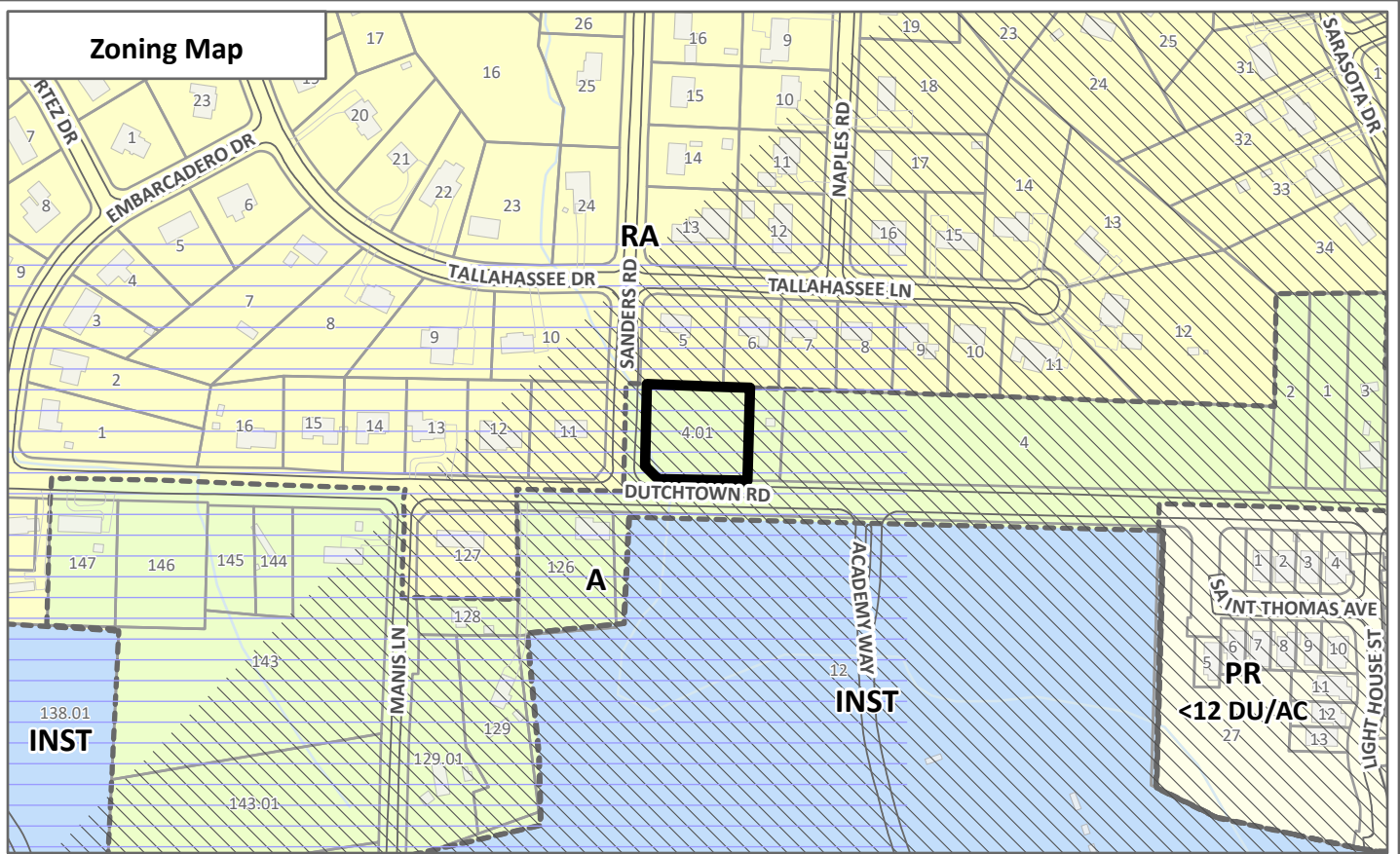
AERIAL MAP



Case boundary



Zoning Map



Comprehensive Plan Map

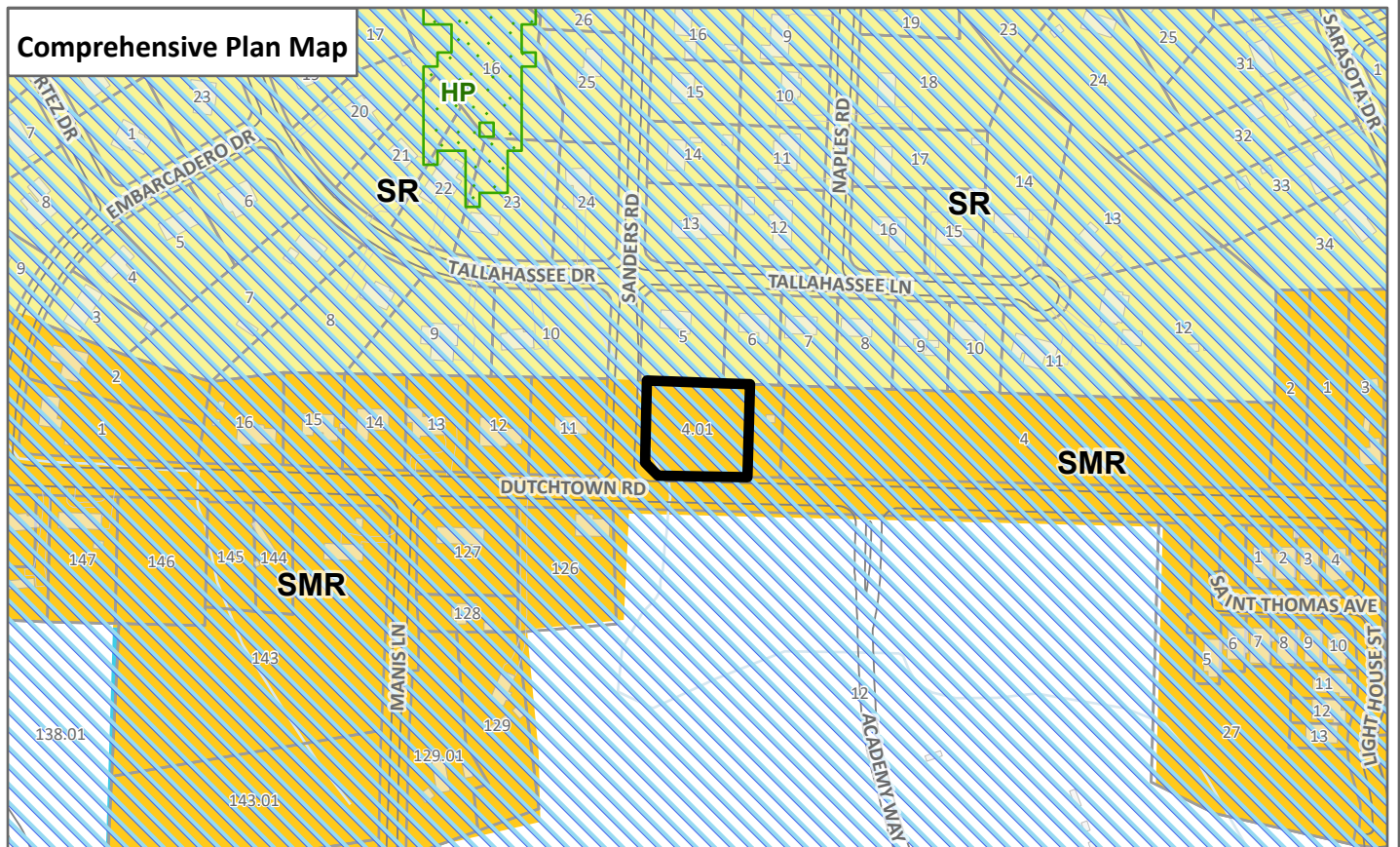


EXHIBIT A, CONTEXTUAL MAPS

9-G-26-RZ



Case boundary



Existing Land Use Map

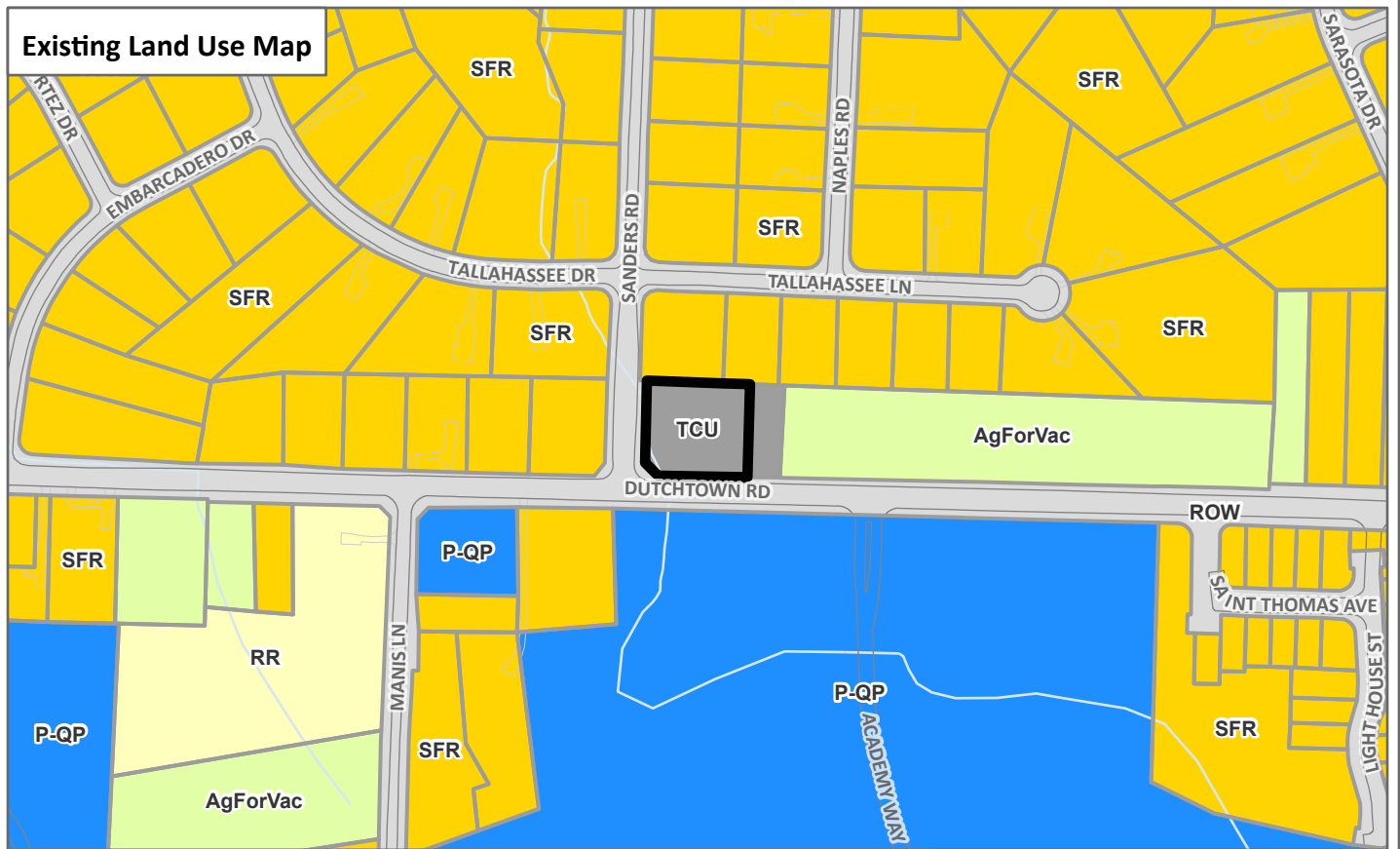


EXHIBIT A, CONTEXTUAL MAPS

9-G-26-RZ



Case boundary



Exhibit B. Excerpt from the Dutchtown Road Flood Study

Sinkhole protection

Protecting the available storage volume provided by sinkholes should be standard practice in the Dutchtown Road area. Where sinkholes are the primary outlet for stormwater runoff, it is recommended that the established floodplain elevations be regulated in a similar manner to floodways. Fill operations inside the floodplain elevations should be restricted; blasting in and around sinkholes should be tightly regulated; and filling of any sinkhole throats should be prohibited.

Sinkhole Throat Maintenance

Several key drainage sinkhole throats in the area were found to be filled with sediment and debris. These locations include:

- The sinkhole throat in DS7 west of the new CAK entrance;
- The main sinkhole throat in DS7 south of Dutchtown Harbor; and
- The sinkhole throat behind the Cedar Bluff Catholic Church rectory on Cedar Bluff.

These sinkhole throats should be cleared and cleaned as soon as possible. A routine maintenance program and inspection after significant runoff events is also recommended for these sinkholes. Throat maintenance can then be performed through regular site visits by the County to remove accumulated sediment and debris.

Erosion Control Measures

In areas that drain to sinkholes, sediment and erosion control should have a high priority. High sediment loads can block sinkhole throats, but they can also block underground passages that are not visible from the surface. Conservative design and strict enforcement is recommended for erosion control measures in the Dutchtown Road Study Area. Every ton of sediment that is released to the drainage system is a ton of sediment potentially blocking the underground conduit.

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



Applicant Signature

FABIAN PAREDES DIAZ

Applicant Name

07/23/26

Date