

REZONING REPORT

► **FILE #:** 9-H-26-RZ (REVISED)

AGENDA ITEM #: 23

AGENDA DATE: 9/10/2026

► **APPLICANT:** JENNY MIRANDA

OWNER(S): Brian J Davis

TAX ID NUMBER: 131 152

[View map on KGIS](#)

JURISDICTION: County Commission District 5

STREET ADDRESS: 339 FOX RD

► **LOCATION:** West side of Fox Rd, east of I-140

► **APPX. SIZE OF TRACT:** 0.95 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Fox Road, a minor collector with 21 ft of pavement width within a 50-ft right-of-way width.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Sinking Creek

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

► **REQUESTED ZONING:** OB (Office, Medical, and Related Services)

► **EXISTING LAND USE:** Single Family Residential

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

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Office - OB (Office, Medical, and Related Services)

South: Agriculture/forestry/vacant land - PC(k) (Planned Commercial with conditions)

East: Single family residential, rural residential - A (Agricultural)

West: Agriculture/forestry/vacant land - PC(k) (Planned Commercial with conditions)

NEIGHBORHOOD CONTEXT: This property forms the southern boundary of a line of office uses on the west side of Fox Road. Across the street and to the south along Fox Road are single family houses on large lots and in subdivisions. I-140 abuts the property to the west side and the Kingston Pike commercial corridor is nearby to the north.

STAFF RECOMMENDATION:

► **Approve the OB (Office, Medical, and Related Services) zone because it is consistent with adopted plans.**

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. Since the early 2000s, rezonings along Fox Road have largely been from the A (Agricultural) zone to OB (Office, Medical, and Related Services) and PR (Planned Residential) with a density of up to 3 to 4 du/ac. There has been one commercial rezoning that abuts the subject property on the south and west sides (2-L-26-RZ).
2. Development trends along this section of Fox Road have primarily consisted of office and residential uses, whereas commercial development has been concentrated along Kingston Pike to the north. The New Castle 35-lot subdivision and the Foxborough Hills 91-lot single-family subdivision are under construction roughly 0.25 miles southeast of the subject property.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSES OF THE APPLICABLE ZONING ORDINANCE.

1. The OB zone is intended to provide areas for professional and business offices and related activities surrounded by landscaped yards and open areas. The OB zone is also intended for centralized, compact locations for business offices, clinics, medical, and dental offices near residential neighborhoods.
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 OB zone primarily allows offices and professional services. It also allows residential uses in the same capacity as the RB (General Residential) zone.

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 OB zone is not anticipated to negatively impact the surrounding area, which mainly consists of office and residential uses. It is consistent with surrounding properties and would extend an existing corridor of OB zoning along Fox Road.
2. The subject property abuts Pellissippi Parkway to the west, a designated state scenic route. Structures within 1000 ft of a scenic highway are limited to building heights of 35 ft per TN Code § 54-17-115.

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. In November 2001, the Knox County Commission and Knoxville City Council amended the Southwest County Sector Plan based on the findings of the Fox Road Corridor Study. The study recommended amending the land use classification to O (Office) for properties along Fox Road, south of Capital Drive to the I-140 right-of-way, to provide a transition in land use intensity between the more intensive commercial development on Kingston Pike to the north and the low-density residential uses to the south. The OB zone is consistent with the recommendations of the Fox Road Corridor Study.
2. With the adoption of the 2024 Comprehensive Plan, the land use designation for this area was changed to the BP (Business Park) place type because it was the closest equivalent to the previous O land use class. The BP place type is intended for employment-intensive uses that may include corporate, office, light industrial, advanced manufacturing, and support services.
3. The OB zone is partially related to the BP place type. Partially related zones must meet additional criteria. The proposed rezoning meets the first and second criteria, as it would be an extension of the OB zone and permits uses consistent with the secondary uses listed in the land use mix.
4. The proposed rezoning is consistent with the Comprehensive Plan's Implementation Policy 2: Ensure that development is sensitive to existing community character.
5. The subject property is within the Planned Growth Area of the Growth Policy Plan, which is intended to encourage a reasonably compact pattern of development and promote expansion of the Knox County economy. The rezoning aligns with the intent of the Planned Growth Area.

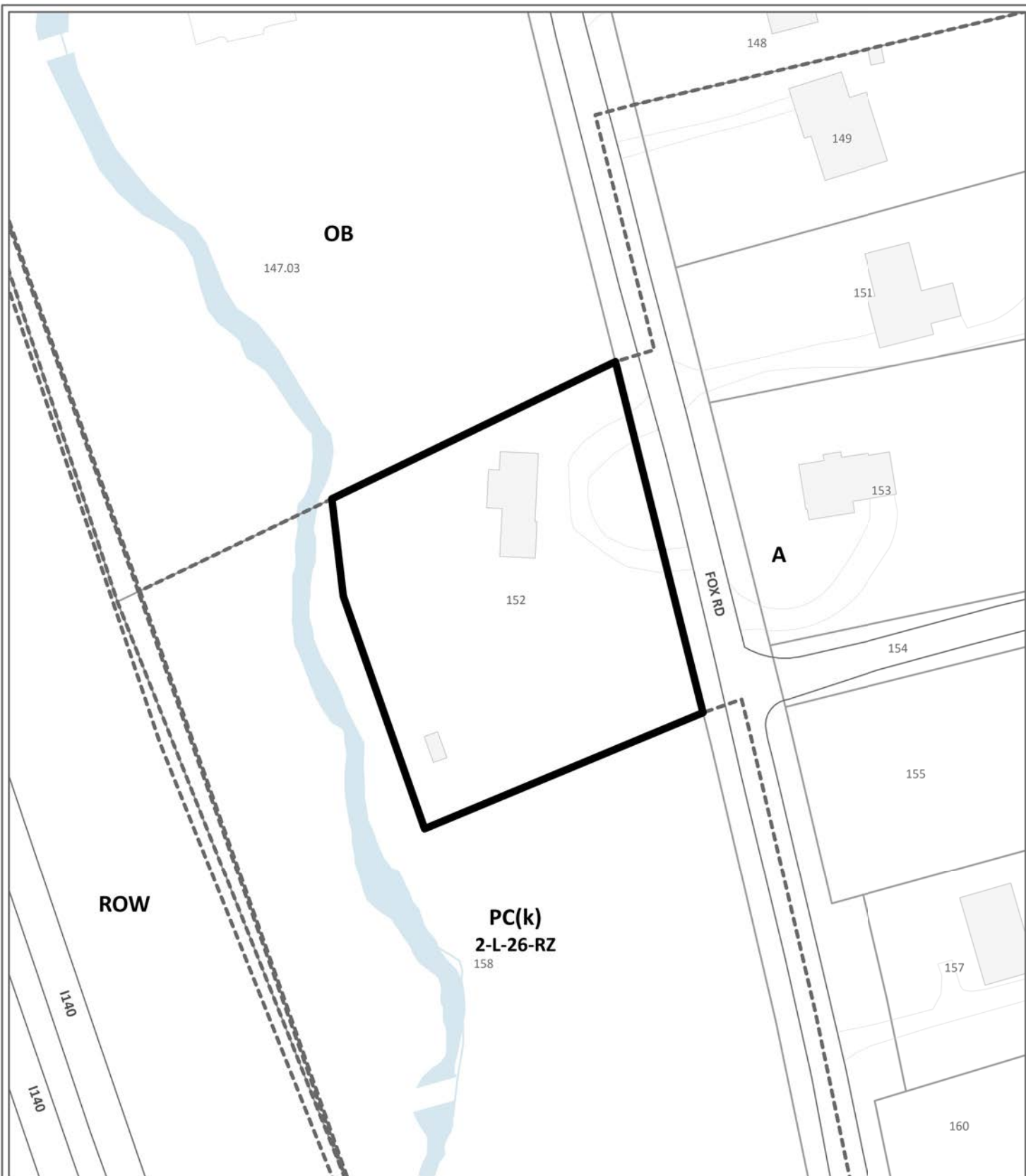
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: A. L. Lotts Elementary, West Valley Middle, and Farragut High.

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

9-H-26-RZ

Petitioner: Jenny Miranda



From: A (Agricultural)

To: OB (Office, Medical, and Related Services)

Original Print Date: 8/28/2026

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

Map No: 131

Jurisdiction: County

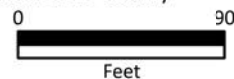
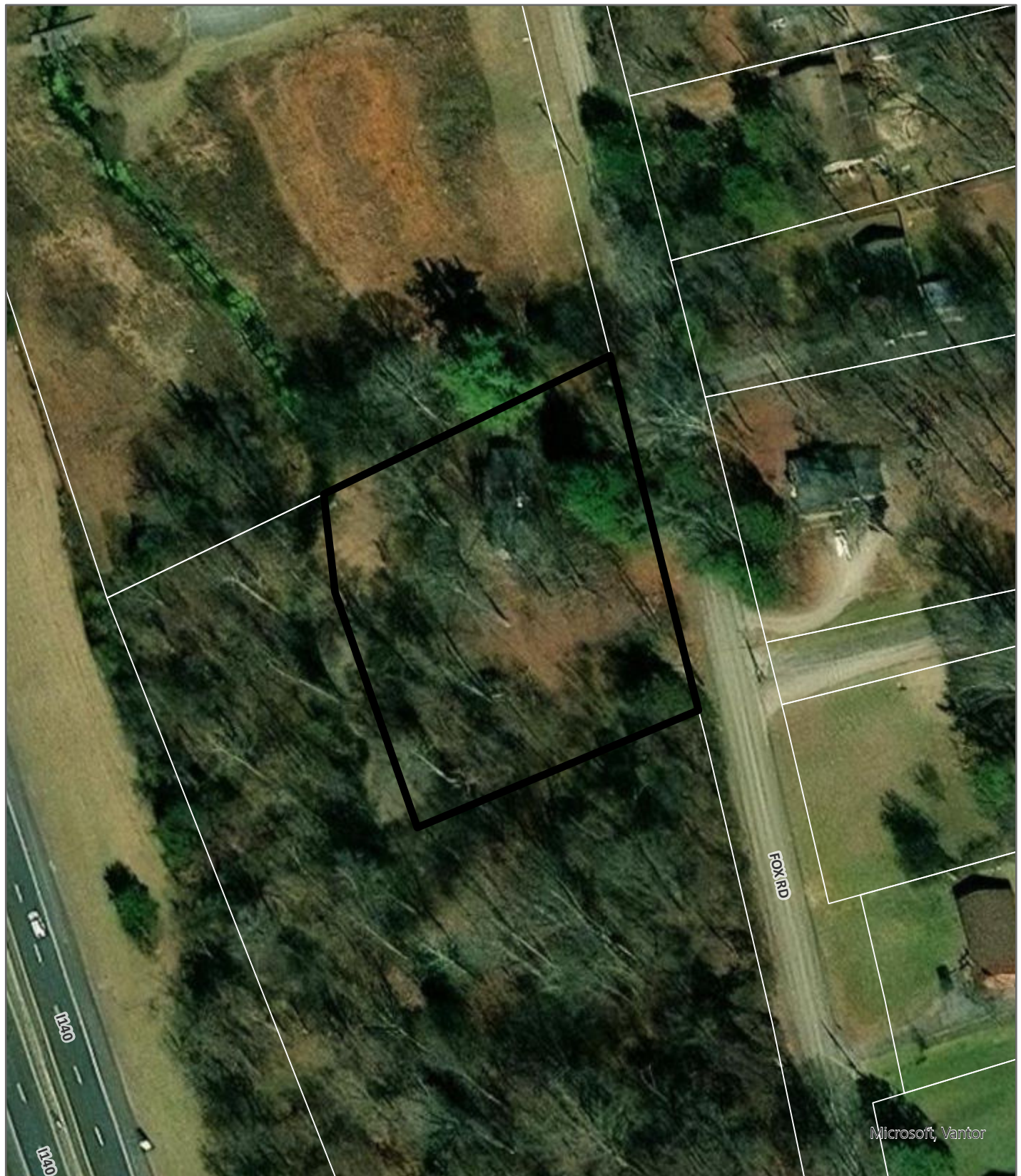


Exhibit A. Contextual Images



AERIAL MAP



Case boundary

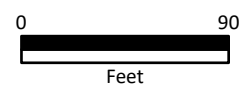
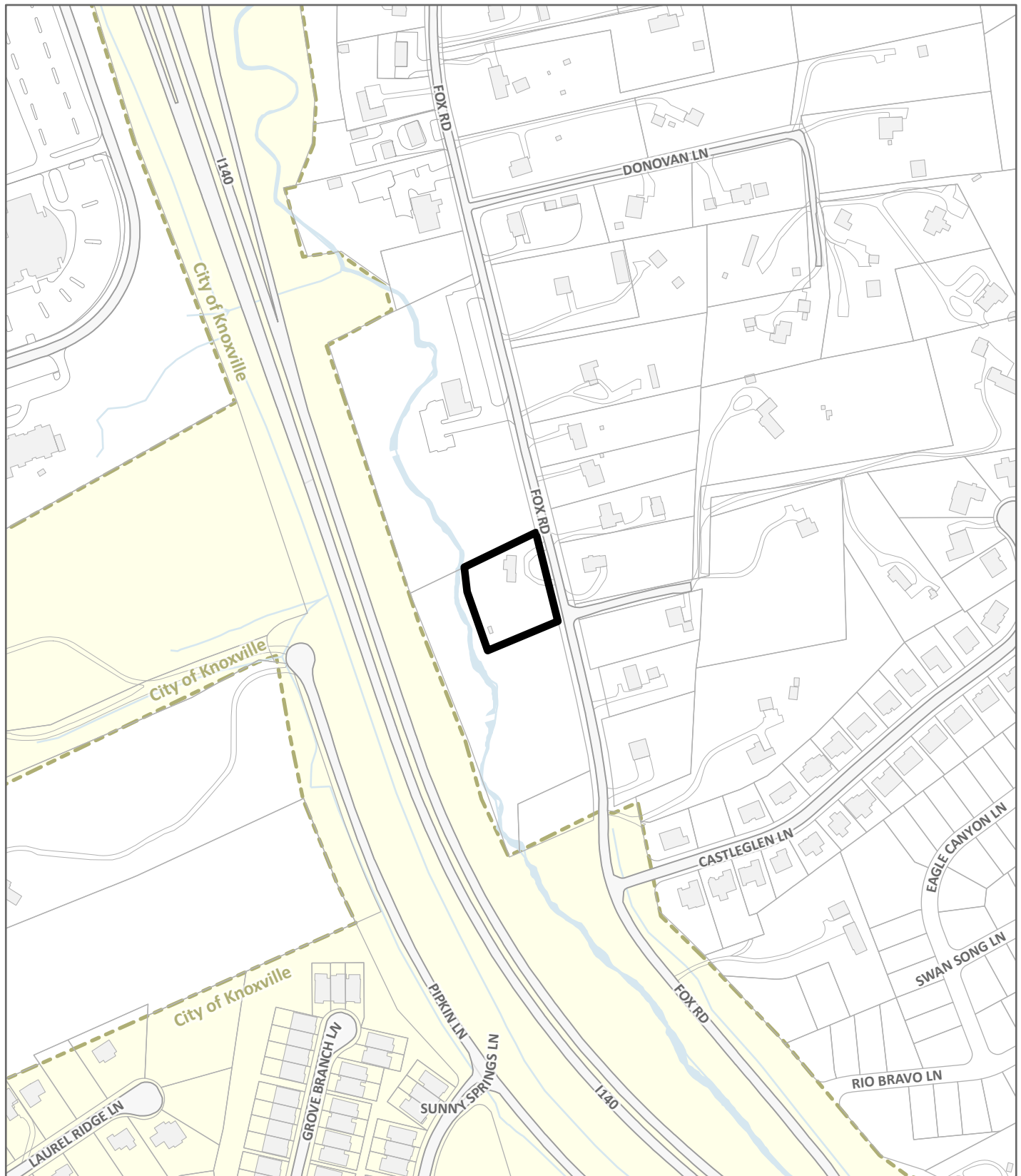


Exhibit A. Contextual Images



LOCATION MAP

9-H-26-RZ

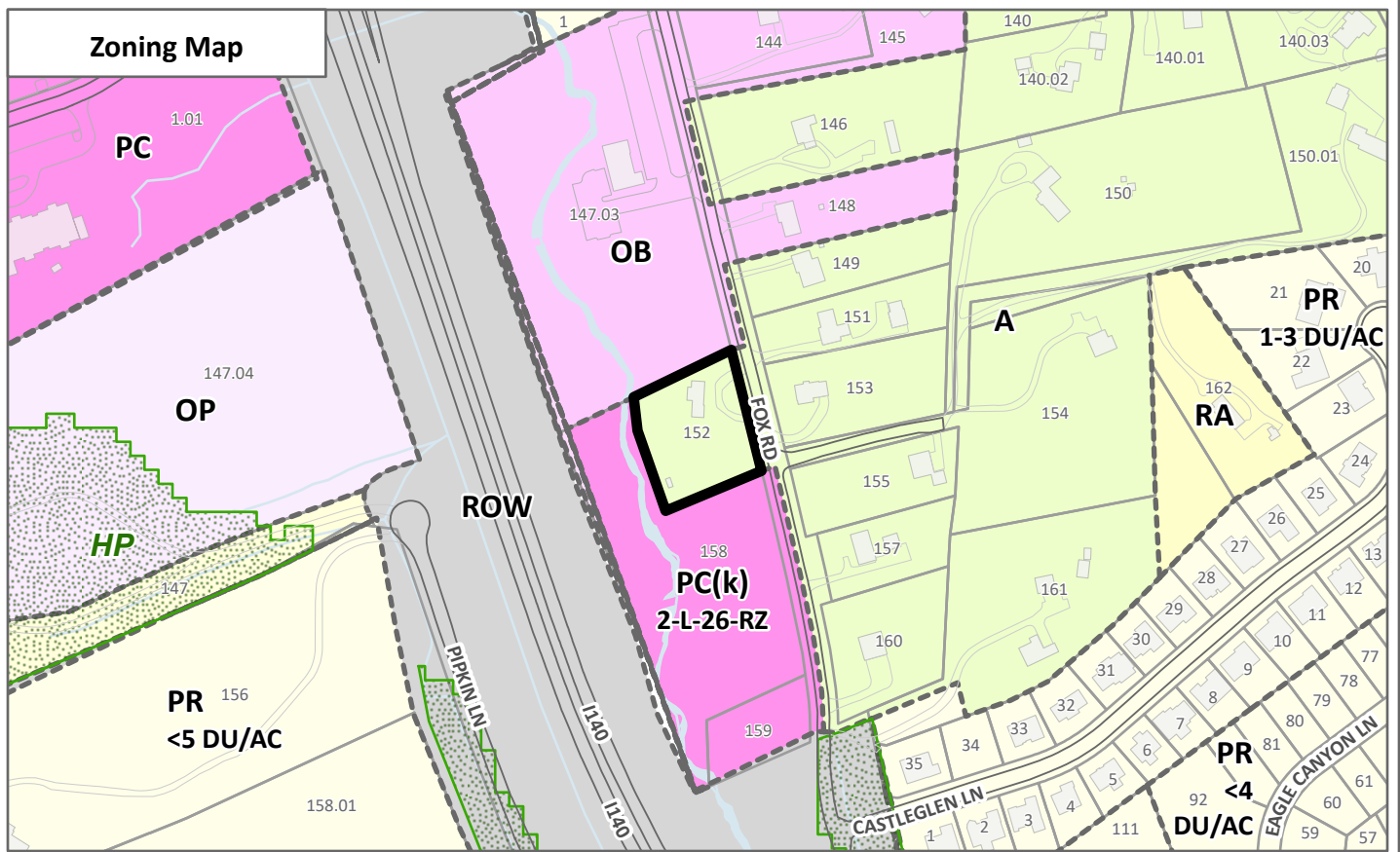


Case boundary

0 360
Feet



Zoning Map



Comprehensive Plan Map

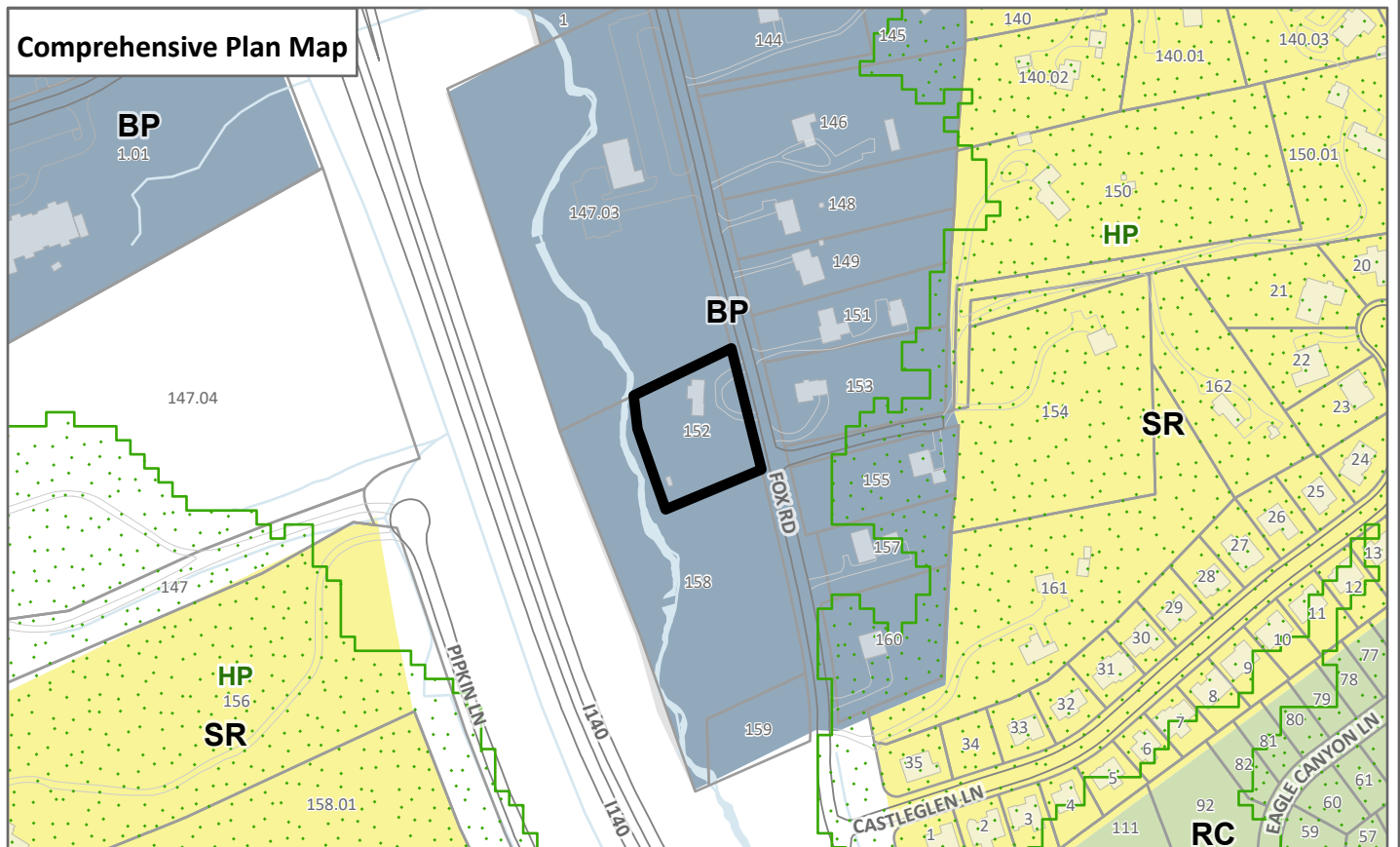
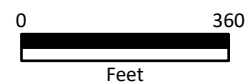


EXHIBIT A, CONTEXTUAL MAPS

9-H-26-RZ



Case boundary



Existing Land Use Map

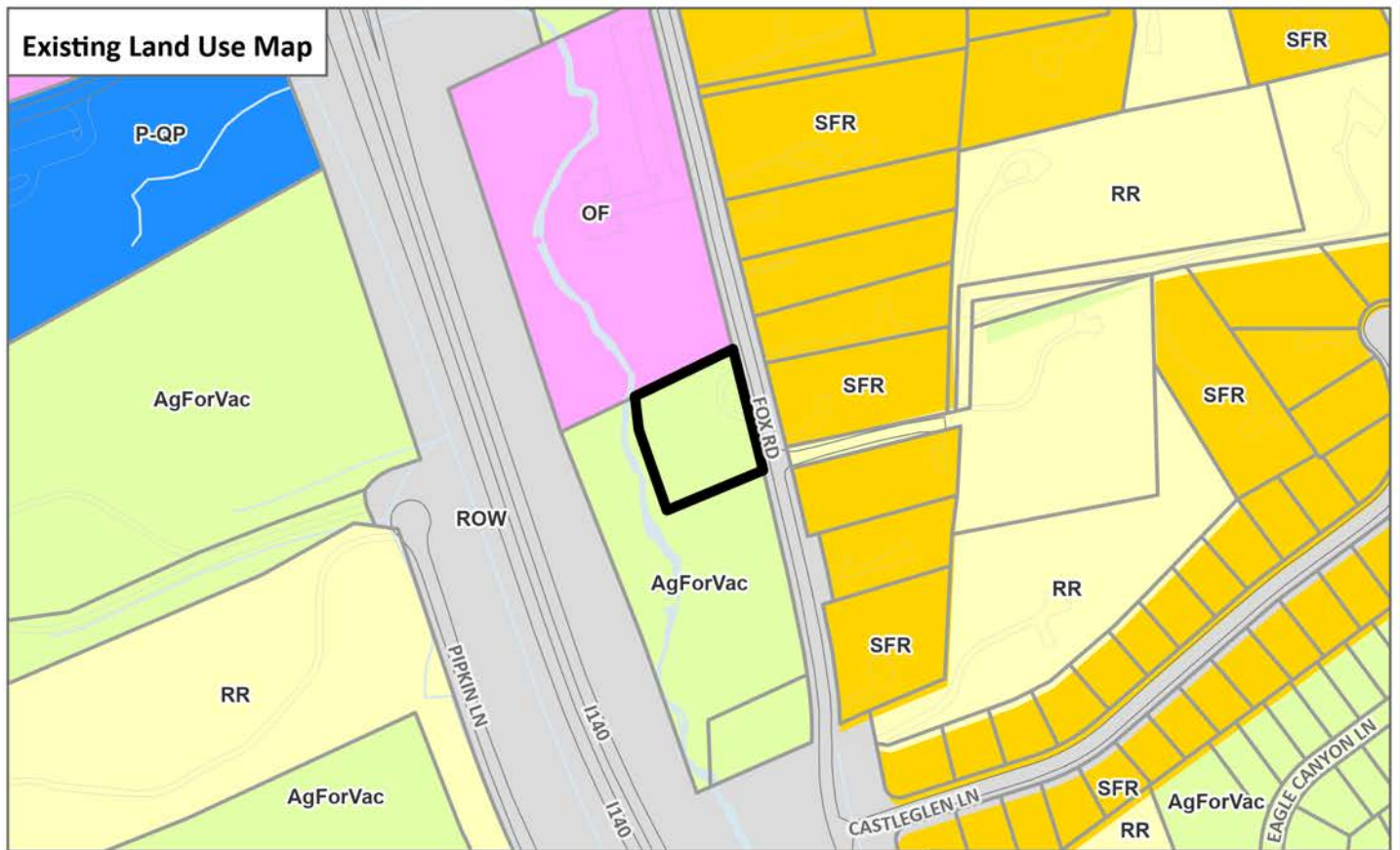
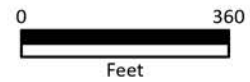


EXHIBIT A, CONTEXTUAL MAPS

9-H-26-RZ



Case boundary



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

Jenny Miranda

Digitally signed by Jenny Miranda
DN: C=US, E=jenny@tac-45.com,
CN=Jenny Miranda
Date: 2026.07.27 10:03:51-04'00'

Jenny Miranda

7/24/26

Applicant Signature

Applicant Name

Date