CASE SUMMARY

APPLICATION TYPE: REZONING

Planning
KNOXVILLE | KNOX COUNTY

File Number:	4-F-26-RZ	**Related File Number:**	
Application Filed:	2/6/2026	**Date of Revision:**	
Applicant:	BILLY R HENSLEY		

PROPERTY INFORMATION

General Location: South side of Mascot Rd, north of Foust Dr

Other Parcel Info.:

Tax ID Number: 51 D B 016 **Jurisdiction:** County

Size of Tract: 0.69 acres

Accessibility: Access is via Mascot Road, a minor collector with 20 ft of pavement width within a right-of-way width that varies from 40-43 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential

Surrounding Land Use:

Proposed Use: **Density:**

Planning Sector: Northeast County **Plan Designation:** SMR (Suburban Mixed Residential)

Growth Policy Plan: Planned Growth Area

Neighborhood Context: The subject property is in an area east of Rutledge Pike that primarily features a mix of single family houses in subdivisions and on large lots with some commercial and office uses along Old Rutledge Pike 0.3. There are forested undeveloped slopes to the northeast, and there are agricultural fields with livestock to the south, southwest, and northeast.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 8616 MASCOT RD

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)

Former Zoning:

Requested Zoning: RA (Low Density Residential)

Previous Requests:

Extension of Zone: Yes, it is an extension.

History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed: **No. of Lots Approved:** 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Malynda Wollert

Staff Recomm. (Abbr.): Approve RA (Low Density Residential) because it is consistent with the Knox County Comprehensive Plan and surrounding development.

Staff Recomm. (Full):

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. The residential density in the area has increased since 2000, with multiple rezonings from A (Agricultural) to RA (Low Density Residential) and PR (Planned Residential) up to 2 and 4.7 dwelling units per acre.
2. The 46-unit Brooks Meadow single-family subdivision was completed in 2024 and lies across the street from the subject property.
3. The subject property does not meet the 1 acre minimum lot size of its current A zoning and features two houses. Rezoning the property to RA would allow the lot to be subdivided to be in compliance with the zoning code.

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 RA, A, and PR up to 2-4.7 du/ac.
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 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.
2. Mascot Road is a minor collector that intersects with Old Rutledge Pike, another minor collector, 400 feet to the west of the subject property. These roads would be minimally affected by development permitted under the RA zone, and traffic would not be required through side streets.

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 SMR (Suburban Mixed Residential) place type of the Knox County Comprehensive Plan, which lists the RA zone as directly related. The housing mix of the SMR 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 and a wide range of housing choices. The allowable lot sizes and housing types of the RA zone support the intent of the Planned Growth Area.

Action: Approved **Meeting Date:** 4/9/2026

Details of Action:

Summary of Action: Approve RA (Low Density Residential) because it is consistent with the Knox County Comprehensive Plan and surrounding development.

Date of Approval: 4/9/2026 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** ☐ **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 5/11/2026 **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: Approved **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**