CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 9-A-25-RZ **Related File Number:**

Application Filed: 6/25/2025 **Date of Revision:**

Applicant: MOHAMED RAGAB

PROPERTY INFORMATION

General Location: Northwest side of Creekhead Dr, southwest of Whitman Dr

Other Parcel Info.:

Tax ID Number: 106 02201 **Jurisdiction:** City

Size of Tract: 0.69 acres

Accessibility: Access is via Creekhead Drive, a local street with an approximate pavement width of 18 ft within a right-of-way that varies from 45 ft to 52 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential

Surrounding Land Use:

Proposed Use: **Density:**

Planning Sector: Northwest County **Plan Designation:** LDR (Low Density Residential)

Growth Policy Plan: N/A (Within City Limits)

Neighborhood Context: This area is comprised of single family dwellings on a mix of small suburban lots and larger rural lots.

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

Street: 6109 CREEKHEAD DR

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: AG (General Agricultural)

Former Zoning:

Requested Zoning: RN-1 (Single-Family Residential Neighborhood)

Previous Requests:

Extension of Zone: Yes, it is an extension.

History of Zoning: In 1981, the property was part of a larger rezoning request from A (Agricultural) to RB (Residential B) that was denied (4-E-81-RZ). The property was zoned A-1 (General Agricultural) after the property's annexation the City in 1992 (1-D-92-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

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: Samiul Haque

Staff Recomm. (Abbr.): Approve the RN-1 (Single-Family Residential Neighborhood) district because it is consistent with the sector plan and surrounding development.

Staff Recomm. (Full):

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 Amherst-Helmbolt community, in which this property is located, has seen a significant amount of residential infill on properties that were formerly zoned for agricultural or industrial uses. During the 1990s, large woodlands and agricultural areas north of Creekhead Drive transformed into two single-family residential subdivisions. Between 2015 and 2017, another subdivision was developed on forested land on the south side of the street. All these properties are currently zoned as either the RN-1 or the RN-2 district. The proposed amendment to the RN-1 district is compatible with the changing pattern and development in this area, and is an extension of the district from the east side.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:
1. The RN-1 district is intended to accommodate traditional low-density residential neighborhoods, exhibiting a predominant development pattern of single-family homes on relatively large lots and with generous setbacks. The current AG district is intended to permit the use of land best suited for agricultural purposes. The subject property has been used as a single-family residence for at least the last 40 years, and it aligns more with the intent of the proposed RN-1 district.
2. The subject property is approximately 0.69 acres (30,000 sf) in size, which does not meet the AG district's minimum lot size requirement of 5 acres. Rezoning to the RN-1 district will eliminate the nonconformity of this lot.
3. The RN-1 district requires a minimum of 10,000 sf for a house and a minimum of 15,000 sf for a duplex. The subject property includes an access easement area of 3,750 sf along its eastern boundary, which cannot be counted towards the lot size requirement. With this restriction, the proposed rezoning could allow the creation of only one additional lot.

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 area mainly comprises single-family dwellings on properties zoned AG, RN-1, and RN-2. The proposed rezoning, which could yield a maximum of one additional house or a duplex, is not expected to adversely impact the surrounding area.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:
1. The proposed zoning is consistent with the LDR (Low Density Residential) land use classification of the Northwest County Sector Plan and the One Year Plan.
2. The recommended rezoning complies with the General Plan's Development Policy 9.3, to ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities. The RN-1 zoning district permits housing types and lot sizes similar in scale to the surrounding residential developments.

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. The subject property is located within Bearden Middle School's Parental Responsibility Zone. This urbanized area has ample utility infrastructure to support a minor increase in residential development.

Action: Approved **Meeting Date:** 9/11/2025

Details of Action:

Summary of Action: Approve the RN-1 (Single-Family Residential Neighborhood) district because it is consistent with the sector plan and surrounding development.

Date of Approval: 9/11/2025 **Date of Denial:** **Postponements:**

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 10/14/2025 **Date of Legislative Action, Second Reading:** 10/28/2025

Ordinance Number: **Other Ordinance Number References:** O-135-2025

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

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

Amendments: **Amendments:**

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