

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 1-B-26-RZ **Related File Number:**
Application Filed: 11/10/2025 **Date of Revision:**
Applicant: GEORGE EWART

PROPERTY INFORMATION

General Location: Southside of Riverside Dr, west of Holston Hills Rd
Other Parcel Info.:
Tax ID Number: 95 00203 **Jurisdiction:** County
Size of Tract: 64.82 acres
Accessibility: Access is via Riverside Drive, a minor collector with a pavement width of 18 ft within a 45-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Water, Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: **Density:**
Planning Sector: East City **Plan Designation:** RC (Rural Conservation), SP (Stream Protection), HP (Hillsi
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This area is comprised of forested and agricultural land with limited residential uses. The Vulcan materials quarry is to the west of the subject site. The subject parcel is bisected by railroad right-of-way.

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

Street: 0 RIVERSIDE DR
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RB (General Residential)
Former Zoning:
Requested Zoning: RP (Rural Preservation)
Previous Requests:
Extension of Zone: This would not be an extension.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

Details of Action:

Summary of Action: Approve the RP (Rural Preservation) zone because it is consistent with the Comprehensive Plan and the subject property's function and surroundings.

Date of Approval: 1/8/2026

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Withdrawn prior to publication?: **Action Appealed?:**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: 2/17/2026

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: