

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 1-D-25-RZ **Related File Number:**
Application Filed: 11/8/2024 **Date of Revision:**
Applicant: BENCHMARK ASSOCIATES, INC.

PROPERTY INFORMATION

General Location: West side of Robinson Rd, north of Rising Fawn Dr
Other Parcel Info.:
Tax ID Number: 105 224 **Jurisdiction:** County
Size of Tract: 2.27 acres
Accessibility: Access is via Robinson Road, a minor collector street with a 20-ft pavement width within a right-of-way ranging from 40 to 52 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential
Surrounding Land Use:
Proposed Use: **Density:**
Planning Sector: Northwest County **Plan Designation:** SR (Suburban Residential), HP (Hillside Ridgetop Protection)
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: The area is characterized by residential land uses, primarily comprised of smaller lot subdivisions, with some larger, rural style lots on the northeast side of Robinson Road.

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

Street: 2007 ROBINSON 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, this 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:

Kelsey Bousquet

Staff Recomm. (Abbr.):

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

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. Development trends in the surrounding area have been primarily residential, consisting largely of single-family dwellings and townhouse developments. Since the early 1980s, the surrounding area has gradually transitioned from A (Agricultural) zoning to residential zoning such as RA (Low Density Residential), RB (General Residential), and PR (Planned Residential) with up to 5 du/ac.

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

1. The RA zone provides for residential areas with low population densities. This zoning is compatible with neighboring properties along this section of Robinson Road, which are primarily zoned RA and PR with up to 4 to 5 du/ac.

2. 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. The allowable uses in the RA zone, which are primarily residential and civic in nature, align with the area's surrounding character.

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 considered a low-density residential zone. As such, it is not anticipated to negatively impact the surrounding area, which is mainly residential.

2. A blue line stream runs along the eastern property line of the subject property, and it is relatively steep, with slopes in the 25%-40% and above 40% ranges (Exhibit B). Due to the blue line stream, a stream buffer would likely be required. The Knox County Department of Engineering & Public Works will determine the need for a stream buffer during the design phase.

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 subject property's place type is SR (Suburban Residential) in the Knox County Comprehensive Plan. The RA zone is directly related to the SR Place Type. The housing mix of the SR place type calls for predominantly single-family dwellings with lots smaller than one acre and attached residential dwellings 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 Urban Growth Boundary of the Growth Policy Plan, which encourages a reasonably compact development pattern. The allowable lot sizes and housing types in the RA zone support the intent of the Urban Growth Boundary.

Action:

Approved

Meeting Date: 1/9/2025

Details of Action:

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

Date of Approval: 1/9/2025 **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:	2/24/2025	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: