CASE SUMMARY

APPLICATION TYPE: REZONING

Planning
KNOXVILLE | KNOX COUNTY

File Number: 10-E-25-RZ **Related File Number:**

Application Filed: 8/5/2025 **Date of Revision:**

Applicant: DAVID M SEAL JR

PROPERTY INFORMATION

General Location: East side of Tazewell Pike, north of Luttrell Rd

Other Parcel Info.:

Tax ID Number: 39 K B 004 **Jurisdiction:** County

Size of Tract: 1.76 acres

Accessibility: Access is via Tazewell Pike, a minor arterial with a pavement width of 22 ft within a right-of-way which vareis between 60 ft and 95 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential

Surrounding Land Use:

Proposed Use: **Density:**

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

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This area is characterized by single family dwellings on a mix of small suburban lots and larger rural lots. There is a small amount of commerial office operations along Tazewell Pike directly adjacent to and north of the parcel.

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

Street: 5620 TAZEWELL PIKE

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: No, this is not 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: Jake Beaumier

Staff Recomm. (Abbr.): APPROVE the RA (Low Density Residential) zone 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. Since the early 2000s, the defining development trend in the area has been a transition from agricultural uses and open space to residential subdivisions. A number of rezonings from A (Agricultural) to RA and PR (Planned Residential) at densities of up to 2, 3, and 5 du/ac have been approved in the vicinity (1-U-02-RZ, 1-BB-05-RZ, 8-N-19-RZ, 5-G-21-RZ, 5-L-21-RZ).
2. Changes are aligned with this request to rezone a double frontage lot from A to RA.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSES OF THE APPLICABLE ZONING ORDINANCE.
1. The RA (Low Density Residential) zone provides for residential areas with low population densities. Zoning in the area surrounding the subject parcel is RA and PR at densities similar to that allowed by the RA zone's minimum lot size of 10,000 sq ft. There is also CA (General Business) and A zoning, with residential dwellings being the primary use on the A zoned parcels nearby.
2. Rezonings should be based on the entire range of uses allowed within a zone to ensure that any development brought forth in the future would be compatible with the surrounding land uses. The RA zone allows primarily residential uses, which align with the character of the surrounding 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. As such, it is not anticipated to negatively impact the surrounding area, which consists mainly of single-family dwellings on large lots.

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 property is within the Planned Growth Area of the Growth Policy Plan, which encourages a reasonably compact pattern of development that aligns with the purpose and function of the RA zone.
3. This request is consistent with Implementation Policy 2 of the Comprehensive Plan, "Ensure development is sensitive to existing community character." The surrounding area is largely residential in nature, with a development pattern akin to that permitted by the RA zone.
4. This property is located along Tazewell Pike, a minor arterial roadway. Rezoning the property would not result in excess traffic to local roads.

Action: Approved **Meeting Date:** 10/2/2025

Details of Action:

Summary of Action:	Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and surrounding development.		
Date of Approval:	10/2/2025	**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:	11/10/2025	**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:**	