

# CASE SUMMARY

**APPLICATION TYPE: REZONING**



**File Number:** 10-F-25-RZ

**Related File Number:**

**Application Filed:** 8/14/2025

**Date of Revision:**

**Applicant:** RICK SHEPARD

## PROPERTY INFORMATION

**General Location:** South Tipton Station Rd, west side of Neubert Springs Rd

**Other Parcel Info.:**

**Tax ID Number:** 136 174 (PARTIAL)

**Jurisdiction:** County

**Size of Tract:** 0.76 acres

**Accessibility:** Access is via Tipton Station Road, a major collector with a pavement width of 18 ft within a right-of-way which varies from 65 ft to 95 ft.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Single Family Residential

**Surrounding Land Use:**

**Proposed Use:**

**Density:**

**Planning Sector:** South County

**Plan Designation:** SR (Suburban Residential)

**Growth Policy Plan:** Planned Growth Area

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

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

**Street:** 1802 TIPTON STATION 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:

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. Nearby development over recent years has been residential in nature, consisting of single family and duplex development on small lots. This trend is consistent with the applicant's request to rezone from A (Agricultural) to RA (Low Density Residential).

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, and PR (Planned Residential) at densities similar to that allowed by the RA zone's minimum lot size of 10,000 sq ft.

2. Rezoning 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 largely of single-family dwellings.

2. Rezoning 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.

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 has the SR (Suburban Residential) place type 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. This 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 residential in nature, with a development pattern akin to that permitted by the RA zone.

4. This property is located along Tipton Station Road, a major collector street. This rezoning would not result in excess traffic on local residential 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:**

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**