

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 10-P-25-RZ **Related File Number:**
Application Filed: 8/25/2025 **Date of Revision:**
Applicant: MIKE STEVENS HOMES

PROPERTY INFORMATION

General Location: Northeast side of Gettysvue Dr, northwest of Linksvue Dr
Other Parcel Info.:
Tax ID Number: 144 B A 049 **Jurisdiction:** County
Size of Tract: 3.9 acres
Accessibility: Access is via Gettysvue Drive, a local road with a pavement width of 26 ft in a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Private Recreation
Surrounding Land Use:
Proposed Use: **Density:** up to 5 du/ac
Planning Sector: Southwest County **Plan Designation:** SR (Suburban Residential), HP (Hillside Ridgeway Protection)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The subject property is located in the middle of the Gettysview development, adjacent to the Gettysvue Country Club clubhouse and golf courses, which primarily features single family houses and recreational amenities, with some townhouses to the southeast.

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

Street: 913 GETTYSVUE DR
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 3 du/ac
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests:
Extension of Zone: No, it is not an extension.
History of Zoning: In 1994, the property was part of a larger rezoning from A (Agricultural) to PR (Planned Residential) up to 3 du/ac (6-O-94-RZ). In 2023 a request to rezone the subject property to PR up to 18 du/ac was denied (11-G-23-RZ).

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:

Jessie Hillman

Staff Recomm. (Abbr.):

Approve the PR (Planned Residential) zone up to 5 du/ac because it is consistent with the Comprehensive Plan and compatible with 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 DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. The subject property is in the Gettysvue subdivision, a planned residential development originally approved in 1995. Gettysvue is a golf course community consisting primarily of single-family houses with some attached houses as well. The subject property is immediately surrounded by single-family lots, tennis courts, the Gettysvue County Club clubhouse and parking lot, and the golf course.
2. The rest of the community was generally built out by 2011, but the subject property has remained undeveloped as open space with a temporary parking lot for the tennis courts. The requested PR zone density increase from 3 du/ac to 5 du/ac would permit a maximum of 19 units next Gettysvue's recreational amenities.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The PR zone is intended to provide optional methods of development that are responsive to environmental constraints on a site. The PR zone also emphasizes compatibility with adjacent zones.
2. The subject property has a steep vegetated slope within the HP (Hillside Protection) area, which could benefit from the flexible design approach of the PR zone. The density request of 5 du/ac is compatible with the rest of Gettysvue's 3 du/ac, and the slight increase in residential density next to the community's gathering areas provides an appropriate transition of intensity.

PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. There are no adverse impacts anticipated to occur with the proposed rezoning. Future development will be subject to review by the Planning Commission to ensure it is in harmony with the surrounding area.

THE 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 PR zone at a density of 5 du/ac is a partially related zone in the property's SR (Suburban Residential) place type designation in the Knox County Comprehensive Plan. This property meets the additional requirements for a partially related zone by being compatible with adjacent zones.
2. This rezoning is consistent with the Comprehensive Plan's Implementation Policy 5, to create neighborhoods with a variety of housing types and amenities in close proximity. The density increase here could enable a wider range of housing forms that complement the existing single-family and attached units. The property's close proximity to athletic facilities and the clubhouse also support more residential intensity here.
3. The rezoning is consistent with the subject property's location in the Planned Growth Area of the Growth Policy plan.

Action: Approved **Meeting Date:** 10/2/2025
Details of Action:
Summary of Action: Approve the PR (Planned Residential) zone up to 5 du/ac because it is consistent with the Comprehensive Plan and compatible with 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, Second Reading:
Date of Legislative Action:	11/10/2025	Other Ordinance Number References:
Ordinance Number:		Disposition of Case, Second Reading:
Disposition of Case:		If "Other":
If "Other":		Amendments:
Amendments:		Effective Date of Ordinance:
Date of Legislative Appeal:		