

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 RA (Low Density Residential) zone because it brings the lot into compliance with the Comprehensive Plan and zoning regulations.

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 directly across the street from Walters Landing, a small residential subdivision that was completed in 2019 under the RA (Low Density Residential) zone.
2. In 2022, a rezoning from A (Agricultural) to RA was approved for the property abutting the rear of the subject lot, and another rezoning to RA was approved across Lacy Road.
3. These changing conditions in the immediate vicinity support consideration of the RA zone at this location.

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

1. The Agricultural zone has a minimum lot size of 1 acre, which the subject property does not meet with its approximately .92-acre size. Rezoning the lot to RA would bring the lot area into compliance with area regulations in the zoning ordinance.
2. While much of the zoning along the south side of Keck Road is Agricultural and maintains a rural character, the existing land uses surrounding and including the subject property are single-family residential, which is consistent with the intent of the RA zone.

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. The requested rezoning would be a minor extension from the south that is compatible with existing development.
2. More residential development could put a strain on Keck Road, which has a substandard pavement width in some areas, especially to the east. However, there is sufficient pavement width where the subject property is located, and it is only 1/3 of a mile from Callahan Drive to the north, which is a minor arterial street with sidewalks on both sides.
3. RA zoning is not anticipated to have a significant adverse impact here.

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 RA zone would bring zoning into compliance with SR (Suburban Residential) place type designation for this property in the Knox County Comprehensive Plan. The Agricultural zone is not permitted in the SR placetype, but the RA zone is directly related to it. The SR place type is intended for primarily single-family residential development on lots that are less than an acre in size. This is consistent with the purpose statement of the RA zone and existing land use on the lot.
2. This rezoning is aligned with the Comprehensive Plan's Implementation Policy 6, to promote attainable housing that meets the needs of current and future residents. This rezoning would permit subdivision of this lot to enable a modest increase in residential development. The minimum lot area of 10,000 square feet in the RA zone could potentially permit subdivision for up to four single-family

homes on this property.

Action: Approved

Meeting Date: 11/13/2025

Details of Action:

Summary of Action: Approve the RA (Low Density Residential) zone because it brings the lot into compliance with the Comprehensive Plan and zoning regulations.

Date of Approval: 11/13/2025

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: 12/8/2025

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: