

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 12-C-25-RZ

Related File Number:

Application Filed: 10/20/2025

Date of Revision:

Applicant: DAVID KOONTZ

PROPERTY INFORMATION

General Location: East side of Western Rd, across from the intersection with Ember Crest Trl

Other Parcel Info.:

Tax ID Number: 37 19201

Jurisdiction: County

Size of Tract: 2.16 acres

Accessibility: Access is via Western Road, a minor collector with a 19-ft pavement width within a right-of-way that varies in width from 50 to 57 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential

Surrounding Land Use:

Proposed Use:

Density:

Planning Sector: North County

Plan Designation: TN (Traditional Neighborhood), HP (Hillside Ridgetop Prote

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This area is a mix of large, undeveloped tracts mixed with single-family residential subdivisions off of side streets. Halls Elementary, Middle, and High Schools are nearby to the east. A commercial node along Maynardville Pike and the Halls Greenway Park and Halls Community Park are on just beyond the schools to the east.

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

Street: 2818 WESTERN 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: No, but the subdivision across the street is zoned RA.

History of Zoning: None noted.

PLAN INFORMATION (where applicable)

2. The property is within the Planned Growth Area of the Growth Policy Plan, which encourages a reasonably compact pattern of development and a wide range of housing choices. The RA zone supports these policies.

3. This request aligns 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.

Action: Approved

Meeting Date: 12/11/2025

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: 12/11/2025

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Withdrawn prior to publication?: **Action Appealed?:**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: 1/20/2026

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: