

# CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 12-F-25-RZ

Related File Number:

Application Filed: 10/24/2025

Date of Revision:

Applicant: NOAH HUDSON

## PROPERTY INFORMATION

General Location: North side of Hammer Rd, west of Brakebill Rd

Other Parcel Info.:

Tax ID Number: 72 228

Jurisdiction: County

Size of Tract: 1.27 acres

Accessibility: Access is via Hammer Rd, a minor collector with a 16.5-ft pavement width within an approximately 50-ft wide right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential

Surrounding Land Use:

Proposed Use:

Density:

Planning Sector: East County

Plan Designation: SR (Suburban Residential)

Growth Policy Plan: Urban Growth Area (Outside City Limits)

Neighborhood Context: This area is primarily characterized by single family dwellings on a mix of small suburban lots and larger rural lots. There is a small commercial node at the intersection of Strawberry Plains Pike and E Governor John Sevier Highway nearby to the south.

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

Street: 7309 HAMMER 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, 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: Samiul Haque

Staff Recomm. (Abbr.): Approve the RA (Low Density Residential) zone because it is compatible with surrounding development and consistent with the Knox County Comprehensive Plan.

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 COUNTY GENERALLY:

1. The subject property is directly across the street from Strawberry Hills, a large residential subdivision approved for up to 322 lots (9-SB-20-C, 9-D-20-UR). Phase I of the development, which included 98 detached dwellings, was completed in 2024. The attached dwelling development of Phases II and III is currently ongoing.
2. In 2025, the Planning Commission approved an A to RA rezoning for a property along Brakebill Road, located approximately 0.45 miles northeast of the subject parcel (7-L-25-RZ). Additionally, a 19-unit multifamily development was recently constructed on a 10.86-acre property located approximately 800 feet west of the subject parcel.
3. These changing conditions in the immediate vicinity support consideration of the residential rezoning at this location.

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

1. The RA zone is intended to provide for residential areas with low population densities. It allows single-family houses with sewer connection on 10,000 sq ft lots and duplexes on 12,000 sq ft lots with Use on Review approval by the Planning Commission.
2. While much of the zoning along the north side of Hammer Road is Agricultural, the current land uses in the area, including the subject property, are residential, which aligns with the intent of the RA zone.
3. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

THE 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 RA zone could allow a subdivision of up to 5 lots on this 1.27-acre parcel, subject to providing adequate access and meeting the 10,000-sq ft lot area requirement for houses. This increase in residential density is not anticipated to have a significant adverse impact here, as it is consistent with other development in the area. Any subdivision of the property must meet the Knoxville-Knox County Subdivision Regulations and the access standards established by Knox County Engineering and Public Works.
2. The property is accessed off a minor collector street, so no traffic will be diverted through residential side streets to reach the subject property.

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 the SR (Suburban Residential) place type designation for this property in the Knox County Comprehensive Plan. The Agricultural zone is not permitted in the SR place type, but the RA zone is directly related to it.

2. The proposed rezoning to RA aligns with Implementation Policy 2 of the Knox County Comprehensive Plan, to ensure that development is sensitive to existing community character. There is a single-family subdivision to the north, townhomes are to the south, and adjoining properties with Agricultural zones include residential development.  
3. The rezoning is also aligned with the property's location in the Urban Growth Area of the Growth Policy Plan and is consistent with the policies related to the Urban Growth Area.

**Action:** Approved **Meeting Date:** 12/11/2025

**Details of Action:**

**Summary of Action:** Approve the RA (Low Density Residential) zone because it is compatible with surrounding development and consistent with the Knox County Comprehensive Plan.

**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:**