

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 12-J-25-RZ                      **Related File Number:**  
**Application Filed:** 10/27/2025              **Date of Revision:**  
**Applicant:** ABDULRAHMAN QASEM

## PROPERTY INFORMATION

**General Location:** South side of Andes Rd, east of Old Andes Rd  
**Other Parcel Info.:**  
**Tax ID Number:** 105 100                      **Jurisdiction:** County  
**Size of Tract:** 1.18 acres  
**Accessibility:** Access is via Andes Road, a local street with a pavement width of 17 ft within a 50-ft right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Single Family Residential  
**Surrounding Land Use:**  
**Proposed Use:**    **Density:**  
**Planning Sector:** Northwest County      **Plan Designation:** SR (Suburban Residential)  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area is comprised of single family dwellings on a mix of lot sizes, with larger lots along Andes Road and smaller lots within suburban developments branching off into confined street systems. The subject site is about .25 miles from the intersection of Andes Road and Middlebrook Pike, where there is a concentration of more intensive uses, including office and commercial operations as well as the West Town Christian Church.

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

**Street:** 1402 ANDES 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:** This would not be 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. Development in the area has been largely residential in recent years, specifically single-family subdivisions being developed within a cluster of PR (Planned Residential) districts to the north of the subject site.
2. The area has been transitioning from A (Agricultural) to RA and PR.

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 at a density 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. The subject site sits in a dip of Andes Road, a local street with considerable grade. Sight distance would be confirmed by the Knox County Engineering Department prior to the approval of any subdivision of the lot.

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 subject property's place type is SR (Suburban Residential) 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 within 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, 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:** 2/17/2026

**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:**