

# CASE SUMMARY

**APPLICATION TYPE: REZONING**



**File Number:** 12-O-22-RZ **Related File Number:**  
**Application Filed:** 10/25/2022 **Date of Revision:**  
**Applicant:** JOEL A CANNON III

## PROPERTY INFORMATION

**General Location:** East of Childress Rd and West of Pedigo Rd  
**Other Parcel Info.:**  
**Tax ID Number:** 37 10202 (A PORTION OF) **Jurisdiction:** County  
**Size of Tract:** 0.7 acres  
**Accessibility:** Access is via Childress Rd, a major collector with a pavement width of 18-ft within a right-of-way width of 70-ft.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Rural Residential  
**Surrounding Land Use:**  
**Proposed Use:** **Density:**  
**Sector Plan:** North County **Sector Plan Designation:** LDR (Low Density Residential), HP (Hillside Protec  
**Growth Policy Plan:** Planned Growth Area, Rural Area  
**Neighborhood Context:** The area consists primarily of single family residential and agricultural land uses.

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

**Street:** 8308 PEDIGO 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  
**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential), HP (Hillside Protection)  
**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:

Whitney Warner

Staff Recomm. (Abbr.):

Deny the RA (Low Density Residential) zone because it is not consistent with the Growth Policy 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 area surrounding the subject property has seen a moderate transition from agricultural to single family residential land use since the late 1990s.
2. To the west of the property across Childress Rd, large lot single family residences were rezoned from A (Agricultural) to PR (Planned Residential) in 2018. The RA zone just north was rezoned from A (Agricultural) to RA (Low Density Residential) in 1984.
3. The property is located in the Rural Area, but is adjacent to the Planned Growth Area of the Growth Policy Plan.

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

1. This residential zone provides for residential areas with low population densities.
2. 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 area consists primarily of single family residential and agricultural land uses.
2. This addition of less than an acre of RA should not have any adverse effects on any other parts of the county.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The proposed RA zone is consistent with the North County Sector Plan's LDR (Low Density Residential) land use designation. However, the property is classified as Rural Area in the Growth Policy Plan.

Action:

Approved

Meeting Date: 1/12/2023

Details of Action:

Approve the RA (Low Density Residential) zone.

Summary of Action:

Approve the RA (Low Density Residential) zone.

Date of Approval:

1/12/2023

Date of Denial:

Postponements: 12/8/2022

Date of Withdrawal:

Withdrawn prior to publication?: ☐ Action Appealed?:**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

Knox County Commission

Date of Legislative Action: 2/21/2023

Date of Legislative Action, Second Reading:

**Ordinance Number:**  
**Disposition of Case:**      Approved  
**If "Other":**  
**Amendments:**  
**Date of Legislative Appeal:**

**Other Ordinance Number References:**  
**Disposition of Case, Second Reading:**  
**If "Other":**  
**Amendments:**  
**Effective Date of Ordinance:**