

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 has the RL (Rural Living) place type designation in the Knox County Comprehensive Plan, which is primarily intended for single-family residences among agriculture and open space. The RL place type does not permit the existing RA zone, but it does permit consideration of the requested PR zone and density as it is partially related. This rezoning meets the additional criteria for a partially related zone by being compatible with adjacent sites.
2. The proposed rezoning is consistent with the Comprehensive Plan's Implementation Policy 9.5, to avoid approving isolated development where infrastructure is inadequate or not yet planned. A Will Serve Letter for water and sewer services has been provided by the West Knox Utility District, contingent upon the completion of the plan review process and any required infrastructure improvements, which will be determined during the design phase (Exhibit B).
3. The subject property is within the bounds of the adopted Hardin Valley Mobility Plan, which recommends a roadway realignment at the intersection of Buttermilk Road and Graybeal Road half a mile to the west of the subject property. This rezoning and new residential development in the area support increased prioritization of this capital improvement project.
4. This rezoning complies with the criteria for consideration of modest residential development in the Rural Area of the Growth Policy Plan. The property is on a minor collector street with a pavement width that is at least 18 feet wide, and there is access to sanitary sewer service. Reducing residential density from RA, which permits 10,000 square foot minimum lot sizes, to PR up to 2 du/ac is consistent with the property's location in the Rural Area.

Action: Approved with Conditions **Meeting Date:** 2/12/2026

Details of Action:

Summary of Action: Approve the PR (Planned Residential) zone up to 2 du/ac because it is consistent with adopted plans and compatible with surrounding development, subject to 1 condition.

Date of Approval: 2/12/2026 **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Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**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: 3/16/2026

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved with Conditions

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: