

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 2-D-25-RZ
Application Filed: 12/26/2024
Applicant: AMY SHERRILL

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: East side of Ledgerwood Rd, north of Maynardville Pike
Other Parcel Info.:
Tax ID Number: 28 M E 026 **Jurisdiction:** County
Size of Tract: 1.48 acres
Accessibility: Access is via Ledgerwood Road, a local street with 20-ft of pavement width within a 53-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: **Density:**
Planning Sector: North County **Plan Designation:** TN (Traditional Neighborhood)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The subject property is directly across the street from Halls High School. It is situated on the edge of the commercial corridor along Maynardville Pike and is roughly half a mile from the commercial node at Norris Freeway. Residential development in the surrounding area primarily features single-family and townhouse developments.

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

Street: 7420 LEDGERWOOD RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business)
Former Zoning:
Requested Zoning: RB (General Residential)
Previous Requests:
Extension of Zone: No, it is not an extension.
History of Zoning: In 1991, the subject property was part of a larger rezoning from RA (Low Density Residential) to PR (Planned Residential) with up to 6 du/ac and CA (General Business) (11-D-91-RZ).

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:

Kelsey Bousquet

Staff Recomm. (Abbr.):

Approve the RB (General Residential) zone because it is 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 ZONES AFFECTED, OR IN THE COUNTY GENERALLY.

1. Development trends in the surrounding area have been primarily residential and commercial in nature. Since the early 1980s, there has been a gradual transition from A (Agricultural) zoning to residential zoning such as RA (Low Density Residential), PR (Planned Residential) with up to 5.5 and 6 du/ac, and commercial zoning such as CA (General Business) and CB (Business and Manufacturing). Commercial development has been concentrated along Maynardville Pike, a commercial corridor roughly 320 ft south of the subject property.

2. In 2022, the Knox County Department of Engineering and Public Works completed a Capital Improvement Project at the intersection of Ledgerwood Road and Maynardville Pike. The improvement project added traffic signals to the intersection and pedestrian safety measures, such as signalized crosswalks on all four corners and sidewalks leading from Halls High School to Maynardville Pike. This intersection improvement was tied into a larger safety improvement project completed along Maynardville Pike, which added curb cuts and sidewalks that extend past E Emory Road.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSES OF THE APPLICABLE ZONING ORDINANCE.

1. The RB (General Residential) zone provides for areas with medium population densities and aims to support a residential environment. The subject property is between commercial properties zoned CA and residential properties zoned RA and PR with up to 6 du/ac. The requested RB zone would provide a buffer between the commercial uses along Maynardville Pike and the residential developments along Ledgerwood Road.

2. Rezonings 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 principal uses of land in the RB zone range from houses to multi-family developments, as well as other related uses that keep with the residential character of the zone. Certain uses that are more compatible functionally with intensive residential uses than with commercial uses are also permitted.

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. Land uses along Ledgerwood Road progress from commercial uses near Maynardville Pike to medium- and low-density residential developments. As such, the requested RB zone at this location is not anticipated to negatively impact the area as it would further support a gradual transition in land use intensity along Ledgerwood Road.

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 TN (Traditional Neighborhood) in the Knox County

Comprehensive Plan. The RB zone is directly related to the TN place type. The housing mix of the TN place type calls for a variety of housing types, including single family dwellings on small to medium lots, duplexes, townhomes, and multi-family developments. The housing types permitted in the RB zone align with the housing mix of TN place type.

2. The recommended rezoning complies with the Comprehensive Plan's Implementation Policy 5, to create neighborhoods with a variety of housing types and amenities in close proximity. The subject property is across the street from the Halls Middle and High School Campus and close to the Maynardville Pike commercial corridor, which features an array of civic and commercial amenities.

3. The subject property is within the Planned Growth Area of the Growth Policy Plan, which encourages compact land development practices. The allowable lot sizes and housing types permitted in the RB zone support the intent of the Planned Growth Area.

Action: Approved

Meeting Date: 2/13/2025

Details of Action:

Summary of Action: Approve the RB (General Residential) zone because it is consistent with the Knox County Comprehensive Plan.

Date of Approval: 2/13/2025

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: 3/24/2025

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:

Approve RB (General Residential) with the following condition: the developer shall build sidewalks along the frontage and signs and markings necessary to facilitate a safe pedestrian crossing.

Date of Legislative Appeal:

Effective Date of Ordinance: