

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 2-E-25-RZ

Related File Number:

Application Filed: 12/26/2024

Date of Revision:

Applicant: ANDREW BAKER

PROPERTY INFORMATION

General Location: Southwest side of Heiskell Rd, northwest of W Copeland Dr

Other Parcel Info.:

Tax ID Number: 46 06701

Jurisdiction: County

Size of Tract: 0.71 acres

Accessibility: Access is via Heiskell Road, a minor arterial street with a pavement width of 19-ft within a 63-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use:

Density: with up to 1.5 du/ac

Planning Sector: North County

Plan Designation: RL (Rural Living), HP (Hillside Ridgeline Protection)

Growth Policy Plan: Rural Area

Neighborhood Context: The surrounding area is rural in character and features undeveloped forested land and single family residential uses on large 1+ acre lots, with the exception of a small subdivision across the street. There are a few single family suburban developments to the east and south of the subject property off of side streets. I-75 lies approximately 1.5 miles to the east.

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

Street: 8509 HEISKELL RD

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)

Former Zoning:

Requested Zoning: PR (Planned Residential)

Previous Requests:

Extension of Zone: No, it 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: Kelsey Bousquet
Staff Recomm. (Abbr.): Withdraw the application per the applicant's request.
Staff Recomm. (Full):
Comments:
Action: Withdrawn Meeting Date: 3/13/2025
Details of Action:
Summary of Action:
Date of Approval: Date of Denial: Postponements: 2/13/25
Date of Withdrawal: 3/13/2025 Withdrawn prior to publication?: ☐ Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

| | | |
|-----------------------------|------------------------|---|
| Legislative Body: | Knox County Commission | Date of Legislative Action, Second Reading: |
| Date of Legislative Action: | 4/21/2025 | Other Ordinance Number References: |
| Ordinance Number: | | Disposition of Case, Second Reading: |
| Disposition of Case: | | If "Other": |
| If "Other": | | Amendments: |
| Amendments: | | Effective Date of Ordinance: |
| Date of Legislative Appeal: | | |