

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 3-A-25-RZ

Related File Number:

Application Filed: 1/3/2025

Date of Revision:

Applicant: SIERRA KIRBY

PROPERTY INFORMATION

General Location: East of Saylor Ford Rd, north of Fish Trap Ln

Other Parcel Info.:

Tax ID Number: 42 19532

Jurisdiction: County

Size of Tract: 0.67 acres

Accessibility: Access is via Saylor Ford Road, a local street with a pavement width of 15 ft within a right-of-way ranging from 40 to 50 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use:

Density:

Planning Sector: Northeast County

Plan Designation: SR (Suburban Residential)

Growth Policy Plan: Planned Growth Area

Neighborhood Context: The surrounding area has a rural character and features a mix of residential uses on various lot sizes and large, undeveloped, forested lands and grassy lots. Industrial and mining activity is present to the north.

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

Street: 1562 SAYLORS FORD RD

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I (Industrial)

Former Zoning:

Requested Zoning: RA (Low Density Residential)

Previous Requests:

Extension of Zone: Yes, it is 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.):

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. Though mining and industrial activity is still active in the surrounding area, it has been concentrated north of the railroad tracks, along Mine Road and east of Mascot Road. Development trends south of the railroad tracks, where the subject property is located, have largely been residential, consisting of detached single-family dwellings on a range of lot sizes.
2. Since the early 1980s, the surrounding area has gradually transitioned from I (Industrial) zoning to A (Agricultural) zoning and residential zoning such as RA (Low Density Residential) and PR (Planned Residential) with up to 5 du/ac.

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. The RA zone is compatible with the surrounding residential zoning, which includes properties zoned RA and PR with up to 5 du/ac.
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 allowable uses in the RA zone, which are mainly residential and civic in nature, 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 considered a low-density residential zone intended to protect the residential environment from the encroachment of uses that do not perform a necessary function to the residential environment. The subject property is situated between single-family dwellings and lots zoned I. The requested RA zone would provide additional buffering between residential development and more intense industrial zoning.

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 in the RA zone.
2. The recommended rezoning complies with the Comprehensive Plan's Implementation Policy 2, to ensure that new development is sensitive to existing community character. The lot sizes and allowable uses in the RA zone are consistent with the residential developments in the surrounding area.
3. The subject property is within the Planned Growth Area of the Growth Policy Plan, which encourages a reasonably compact development pattern. The allowable lot sizes and housing types in

the RA zone support the intent of the Planned Growth Area.

Action: Approved **Meeting Date:** 3/13/2025

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: 3/13/2025 **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: 4/21/2025

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: