

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 4-B-25-RZ Related File Number:
Application Filed: 1/31/2025 Date of Revision:
Applicant: SAM R & LENORA M ENSOR

PROPERTY INFORMATION

General Location: North side of Greenwell Dr, east of Pedigo Rd
Other Parcel Info.:
Tax ID Number: 37 09502 Jurisdiction: County
Size of Tract: 1.43 acres
Accessibility: Access is via Greenwell Drive, a minor collector street with a pavement width ranging from 15-16 ft within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential
Surrounding Land Use:
Proposed Use: Density:
Planning Sector: North County Plan Designation: SR (Suburban Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The surrounding area features a mix of single-family subdivisions interspersed with large tracts of undeveloped grassland. Commercial, office, and multifamily uses are concentrated to the south near the I-75 and E Emory Road interchange.

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

Street: 1311 GREENWELL DR
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, 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.):

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. Development trends in the surrounding area have been residential in nature, consisting primarily of single-family dwellings on a range of lot sizes. Commercial and office development has been concentrated south of the subject property along E Emory Road.
2. Since the late 1980s, there has been a gradual transition from A (Agricultural) zoning to residential zoning, such as RA (Low Density Residential) and PR (Planned Residential) with up to 2 to up to 4.5 du/ac.
3. Approximately 900 ft southwest of the subject property, the Knox County Department of Engineering and Public Works has a Capital Improvement Project (CIP) in their budget to realign the intersection of E Copeland Drive and Greenwell Drive to improve sight distance.

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. It is compatible with the surrounding residential zoning, which includes properties zoned RA and PR with up to 2 to 4.5 du/ac.
2. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth in the future would be compatible with the surrounding land uses. The RA zone allows primarily residential and civic uses, which 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. As such, it is not anticipated to negatively impact the surrounding area, which is largely residential.

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 surrounding area's character. The rezoning also complies with Implementation Policy 9, to coordinate infrastructure improvements with development. As previously mentioned, a CIP to improve the intersection of E Copeland Drive and Greenwell Drive is planned 900 ft southwest of the subject property.
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:** 4/10/2025

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: 4/10/2025 **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: 5/12/2025 **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**