

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 4-E-25-RZ

Related File Number:

Application Filed: 2/12/2025

Date of Revision:

Applicant: NOAH HUDSON

PROPERTY INFORMATION

General Location: East side of Lacy Rd, North side of Murray Dr

Other Parcel Info.:

Tax ID Number: 68 J A 011

Jurisdiction: County

Size of Tract: 17255 square feet

Accessibility: Access is via Lacy Road, an unstriped local street with a pavement width that varies from 17 ft to 20 ft within a right-of-way width that varies from 23 ft to 36 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential

Surrounding Land Use:

Proposed Use:

Density:

Planning Sector: Northwest City

Plan Designation: SR (Suburban Residential), HP (Hillside Ridgetop Protection)

Growth Policy Plan: Urban Growth Area (Outside City Limits)

Neighborhood Context: The surrounding area features a mix of single-family and multifamily residential developments and large undeveloped tracts of forested land. The subject property is just north of the Clinton Highway commercial corridor and 1.13 miles west of the commercial node at Clinton Highway and Schaad Road, which hosts a variety of retail and service-oriented amenities.

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

Street: 6100 LACY RD

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 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 mainly been residential and commercial, consisting of single-family dwellings with smaller lot sizes, townhouses, and multi-family developments. Commercial and office development has been concentrated 0.15 miles south of the subject property along Clinton Highway, a major commercial corridor.
2. Since the late 1980s, there has been a gradual transition from A (Agricultural) zoning to residential and commercial zoning. Residential zoning has included RA (Low Density Residential), RB (General Residential), and PR (Planned Residential) with up to 5 du/ac in the County, and RN-1 (Single Family Residential Neighborhood) and RN-2 (Single Family Residential Neighborhood) in the City. Commercial zoning such as CA (General Business) in the County and C-G-1 (General Commercial) and C-H-1 (Highway Commercial) in the City has been concentrated along Clinton Highway.
3. The subject property has two single-family dwellings on the lot and a lot area of 17,255 sq ft. The minimum lot area for a dwelling in the A zone is one acre, and the minimum lot area for one dwelling in the RA zone is 10,000 sq ft. While the lot sizes of at least one of them would not meet the minimum lot size requirement of the RA zone, approving the requested RA zone would reduce the subject property's nonconformity.

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, PR with up to 5 du/ac, RN-1, and RN-2.
2. Rezonings 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 primarily residential.
2. The subject property is in the HP (Hillside Protection) area. Though there are slopes in the 25-40% and above 40% ranges on the northeast corner of the property, the lot size is such that no additional lots could be created under the RA zone, so the slopes are not anticipated to be disturbed.

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 5, to create neighborhoods with a variety of housing types and amenities in close proximity. As previously mentioned, the subject property is 0.15 miles north of the commercial corridor along Clinton Highway.

3. The subject property is within the Urban Growth Boundary 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 Urban Growth Boundary.

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 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: