

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 4-H-25-RZ
Application Filed: 2/19/2025
Applicant: JUSTIN VAUGHN

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Northeast side of Norris Freeway, east of Rare Earth Dr
Other Parcel Info.:
Tax ID Number: 28 01702 **Jurisdiction:** County
Size of Tract: 2.25 acres
Accessibility: Access is via Norris Freeway, a state-owned minor arterial street with 24 ft of pavement width within a right-of-way width that varies from 210 ft to 245 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: **Density:** up to 2 du/ac
Planning Sector: North County **Plan Designation:** RL (Rural Living)
Growth Policy Plan: Rural Area
Neighborhood Context: The subject property is in a residential area that primarily features single family houses in subdivisions and large 1+ acre lots, with small multifamily developments to the west and east and forested vacant land.

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

Street: 8216 NORRIS FRWY
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, but PR zoning with up to 4 du/ac abuts this property on the west.
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:

Whitney Warner

Staff Recomm. (Abbr.):

Approve the PR (Planned Residential) zone with up to 2 du/ac because it is consistent with the Knox County Comprehensive Plan and surrounding development.

Staff Recomm. (Full):

Comments:

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. The property adjacent to the west, Silverstone subdivision, was rezoned to PR up to 4 du/ac in 2000. There have been PR up to 4 du/ac and RA rezonings in the area since 1995.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The PR zone provides flexibility for residential development. The PR zone with up to 2 du/ac is similar to the surrounding PR with up to 4 du/ac and RA zone, which allows 10,000 sq ft lots and duplexes on 20,000 sq ft lots.

2. Houses, duplexes and multi-dwelling structures and developments are permitted in the PR zone along with some nonresidential uses. At 2.2 acres, this property could have up to 4 dwellings.

3. 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.

PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. The PR zone requires development plans to be submitted for Planning Commission review. At that time, issues such as access, surrounding character, and community input may be provided regarding the proposed development plan.

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 PR zone up to 2 du/ac is consistent with the subject property's location in the Rural Area of the Growth Policy Plan, which allows consideration of rezonings of PR with up to 2 du/ac if sewer is available and the road is a classified collector/arterial street with at least 18 feet of pavement width. Sewer is available and Norris Freeway is a minor arterial street with 28 ft of pavement width.

2. PR up to 2 du/ac is considered partially related to the RL place type, which requires additional criteria to be met, one of which is for the proposed zoning district be compatible with the current zoning of adjacent sites. The PR zone is consistent with the PR up to 4 du/ac to the west and another PR up to 4 du/ac 5 parcels away to the southeast.

3. Under the Comprehensive Plan, the subject property is designated with the RL (Rural Living) place type. The housing mix for Rural Living is single family dwellings on a wide range of lot sizes. The area features a range of lot sizes, including attached homes of the scale of a single family home.

4. The requested PR zone is consistent with Implementation Policy 9.3, to focus growth in areas already served by adequate infrastructure. As previously noted, sewer is available and Norris Freeway is a minor arterial street.

Action:

Approved

Meeting Date: 4/10/2025

Details of Action:

Summary of Action:

Approve the PR (Planned Residential) zone with up to 2 du/ac 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: