

# CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 4-R-23-RZ  
Application Filed: 2/27/2023  
Applicant: SHAWN SMITH

Related File Number:  
Date of Revision:

## PROPERTY INFORMATION

**General Location:** Southwest side of Heiskell Rd across from its intersection with Rayworth Trail.  
**Other Parcel Info.:**  
**Tax ID Number:** 46 207.01 (PART OF) **Jurisdiction:** County  
**Size of Tract:** 18.42 acres  
**Accessibility:** Access is via Heiskell Rd, a minor arterial with a pavement width of 19-ft within a right-of-way width of 50-ft.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/Forestry/Vacant Land  
**Surrounding Land Use:**  
**Proposed Use:** **Density:**  
**Sector Plan:** North County **Sector Plan Designation:** LDR (Low Density Residential), HP (Hillside Protec  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area is primarily single family residential among large agricultural and forested tracts.

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

**Street:** 8303 HEISKELL RD  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** CA (General Business), A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** RA (Low Density Residential)  
**Previous Requests:**  
**Extension of Zone:** No  
**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential), HP (Hillside Protection)  
**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 RA (Low Density Residential) zone because it is consistent with the surrounding development and sector plan.

Staff Recomm. (Full):

Comments:

The property is zoned A (Agricultural) and CA (General Business) and is a portion of an 18.46-acre parcel. The applicant seeks to rezone 1.5 acres (65,340 sq-ft) that front Heiskell Rd.

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 DISTRICTS AFFECTED, OR IN THE COUNTY GENERALLY:

1. The area surrounding the subject property has been transitioning from agricultural to single family residential land use since 1996. Along the north side of Heiskell Rd and just 350-ft to the west of this property is RA zoning. On Heiskell Rd to the east, RA zoning in within approximately 600-ft.

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

1. This residential zone provides for residential areas with low population densities.  
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 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 RA zone allows up to 2 dwelling units on 12,000 sq ft lot with sanitary sewer connection.  
2. This RA (Low Density Residential) zoned acreage should not have any adverse effects on any other parts of the county.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The North County Sector Plan proposes low density residential uses for the site, consistent with RA zoning and Planned Growth Area of the Growth Policy Plan.  
2. This rezoning is not conflict with the General Plan.

Action:

Approved

Meeting Date: 4/13/2023

Details of Action:

Summary of Action:

Approve the RA (Low Density Residential) zone because it is consistent with the surrounding development and sector plan.

Date of Approval:

4/13/2023

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: 5/22/2023

Date of Legislative Action, Second Reading:

**Ordinance Number:**

**Disposition of Case:**      Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**