

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

COUNTY COMPREHENSIVE PLAN AMENDMENT



File Number: 5-G-25-PA **Related File Number:** 5-R-25-RZ

Application Filed: 3/26/2025 **Date of Revision:**

Applicant: MATTHEW REGAS

PROPERTY INFORMATION

General Location: South side of Mascot Rd, east of Howell Ln

Other Parcel Info.:

Tax ID Number: 52 002 **Jurisdiction:** County

Size of Tract: 17043 square feet

Accessibility: Access is via Mascot Road, a minor collector street with a 19-ft pavement width within a right-of-way which varies from 70 ft to 80 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use: **Density:**

Planning Sector: Northeast County **Plan Designation:**

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This area features a mix of agricultural uses, large undeveloped tracts of land, and single-family dwellings on small, suburban style lots and larger rural lots. There is a small commercial node at the intersection of Mascot Road and Old Rutledge Pike.

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

Street: 8718 MASCOT 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: This would not be an extension of either.

History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: RL (Rural Living)

Requested Plan Category: RA (Rural Agriculture)

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 (Rural Agriculture) place type due to an omission in the Knox County Comprehensive Plan.
Staff Recomm. (Full):
Comments:

PURSUANT TO THE COMPREHENSIVE PLAN, CHAPTER 3 IMPLEMENTATION, A PLAN AMENDMENT MAY BE APPROPRIATE IF THERE IS AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN, OR IF TWO OR MORE OF THE OTHER CRITERIA APPLY.

OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The surrounding area has a rural character primarily consisting of residential and agricultural uses. The RL (Rural Living) place type is intended for areas primarily made up of single-family residential development within a rural setting. These areas may include agriculture, open space, and some limited commercial uses that support agricultural and civic uses. The current RL place type designation reflects the rural character of the surrounding area, and it is not the result of an error in the Comprehensive Plan.

2. However, the permitted zones in the RL place type emphasize larger residential lot sizes, as the smallest residential lot size that can be considered for a rezoning in the RL place type is half an acre under the PR (Planned Residential) zone with up to 2 du/ac. The subject property is approximately 17,043 sq ft, which is smaller than most properties often found in rural areas.

3. The requested RA (Rural Agriculture) place type is appropriate for areas intended for crop production, livestock raising, forestry uses and processes, agricultural service businesses, and supporting residences. Typically, large lots are located in rural areas, but small lots may also be found. The subject property meets the description of the RA place type, as it neighbors the Knoxville Livestock Center and is near various large-lot farms. The RA place type also considers smaller rural lots, whereas the RL place type emphasizes larger lots. Because of this, the plan amendment is appropriate to consider here due to an omission in the Comprehensive Plan regarding the existing smaller lot in a rural area.

Action: Approved Meeting Date: 5/8/2025
Details of Action:
Summary of Action: Approve the RA (Rural Agriculture) place type due to an omission in the Knox County Comprehensive Plan.
Date of Approval: 5/8/2025 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: 6/16/2025 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: