

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 5-I-24-RZ                      **Related File Number:**  
**Application Filed:** 3/22/2024              **Date of Revision:**  
**Applicant:** BETTY SEWELL TAYLOR

## PROPERTY INFORMATION

**General Location:** Southeast side of Trout Rd, northwest side of Little Braden Ln  
**Other Parcel Info.:**  
**Tax ID Number:** 41 217                      **Jurisdiction:** County  
**Size of Tract:** 1.8 acres  
**Accessibility:** Access is via Trout Road, a local street with a 16-ft pavement width within a 38-ft right-of-way. The property also accesses Little Braden Lane, a private local street with a 14-ft pavement width within a 34-ft right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Single Family Residential  
**Surrounding Land Use:**  
**Proposed Use:**                                      **Density:**  
**Planning Sector:** Northeast County      **Plan Designation:** LDR (Low Density Residential)  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This is a rural area with single-family residences and farmland. Access to Rutledge Pike, a major arterial street, is nearby to the southwest.

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

**Street:** 8616 TROUT 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, this not an extension of the zone.  
**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential)

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:                      Jessie Hillman

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

Staff Recomm. (Full):

Comments:                                      This plan was submitted prior to the adoption of the Knox County Comprehensive Land Use and Transportation Plan. The Knox County General Plan, which the sector plans were part of, was the active plan at the time of the application. Therefore, this rezoning request was reviewed under the General Plan.

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 CITY/COUNTY GENERALLY:

1. This property is in a neighborhood characterized by single-family residences among farmland, which has seen a modest increase in residential development across Trout Road over the past twenty years.

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

1. The subject property's current A (Agricultural) zone has a minimum lot size of 1 acre per dwelling. However, this 1.8-acre property has functioned as two separate residences with two separate access points since at least 1996. One point of access is on Trout Road and one is on Little Braden Lane, a private road. The requested rezoning to the RA (Low Density Residential) district would provide an avenue for eliminating this slight nonconformity and bring the property's established land use into alignment with the zoning code through subdivision.

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. There are no adverse impacts anticipated to occur from the proposed rezoning, as it is compatible with the low density residential development surrounding it.

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. Rezoning to RA is consistent with the Northeast County Sector Plan's LDR (Low Density Residential) land use classification. The sector plans were considered part of the Knox County General Plan, which was still the active plan at the time of this application.

2. The RA zone is also consistent with the subject property's location in the Planned Growth Area of the Growth Policy Plan.

ADDITIONAL CONSIDERATIONS:

1. While the General Plan and Sector Plan were active at the time of the request, the Knox County Comprehensive Plan became effective on April 26th. This property has the SR (Suburban Residential) place type, which allows consideration of the RA zone.

Action:    Approved

Meeting Date:                                      5/9/2024

Details of Action:

**Summary of Action:** Approve the RA (Low Density Residential) zone because it is consistent with the sector plan and compatible with surrounding development.

**Date of Approval:** 5/9/2024

**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:** 6/24/2024

**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:**