



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.):                      Deny the PR (Planned Residential) zone with up to 4 du/ac because there has been not been a substantial change in conditions since the previous rezoning application.

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. Since the early 1990s, zoning in the surrounding area has gradually transitioned from A (Agricultural) zoning to residential zoning, such as PR (Planned Residential) with up to 3 du/ac to up to 5 du/ac and RA (Low Density Residential).
2. In August 2023, a rezoning application from A (Agricultural) to PR (Planned Residential) up to 5 du/ac was submitted. Planning staff and Planning Commission recommended approval of the application for up to 5 du/ac. However, the County Commission has final approval of all rezoning applications, and lowered the approved density of the PR zone to 3.7 du/ac on 9/25/2023, citing that a lesser density was more compatible with surrounding development. Since the last rezoning, there has not been a substantial change in conditions to warrant another rezoning to increase density.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSES OF THE APPLICABLE ZONING ORDINANCE.

1. The PR zone is intended to support more imaginative solutions to environmental design problems by allowing concentrated development in the optimal areas of the property. Residential development is characterized by a unified building and site development program, which encourages integration of recreational open space and other community amenities in the overall plan.
2. The subject property has a blue line stream along its western border leading to a stream protection area at the southwest corner that feeds into Stock Creek. These environmental constraints and considerations meet the intent of the PR zone.

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 PR zone ensures that site plans undergo a public review process and obtain Planning Commission approval of any proposed developments. The plan would be reviewed to determine whether the proposed development is compatible with the surrounding community.
2. Because this property is accessed off a major collector street near a major arterial street, it would not require traffic to be routed through residential neighborhoods. It has access to water and sewer infrastructure, and there are sidewalks and numerous community facilities within walking distance.

THE 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 is designated SR (Suburban Residential) on the Future Land Use Map. The SR place type is described as areas appropriate for primarily single family residential development with lot sizes generally less than one acre, but may feature a range of lot sizes and housing size and styles, including some small-scale attached dwellings. Large suburban residential subdivisions are typically accessible from a collector road, which is the case here.
2. The PR zone is partially related to the SR place type and additional criteria must be met for partially

related zones. The proposed rezoning meets the first criterion, as the allowable housing types in the PR zone with up to 4 du/ac are consistent with the recommended land use mix for the SR place type.

3. The proposed rezoning is consistent with the Comprehensive Plan's Implementation Policy 5: Create neighborhoods with a variety of housing types and amenities in close proximity. The subject property is near various community-supporting amenities, including South Doyle High School to the east and Bonny Kate Elementary, the Howard Pinkston Library, and French Memorial Park. These amenities are accessible via a sidewalk system along Tipton Station Road that feeds into the Howard Pinkston Greenway.

4. The subject property is within the Planned Growth Area of the Growth Policy Plan, which aims to encourage a reasonably compact pattern of development and offer a wide range of housing options. The proposed rezoning supports the intent of the Planned Growth Area.

**Action:** Approved **Meeting Date:** 5/14/2026

**Details of Action:** Approve the PR (Planned Residential) zone with up to 4 du/ac because it is consistent with the Comprehensive Plan and surrounding development and is supported by community amenities.

**Summary of Action:** Approve the PR (Planned Residential) zone with up to 4 du/ac because it is consistent with the Comprehensive Plan and surrounding development and is supported by community amenities.

**Date of Approval:** 5/14/2026 **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:** 6/15/2026 **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:**