

# CASE SUMMARY

**APPLICATION TYPE: REZONING**



**File Number:** 5-M-25-RZ  
**Application Filed:** 3/24/2025  
**Applicant:** NOAH HUDSON

**Related File Number:**  
**Date of Revision:**

## PROPERTY INFORMATION

**General Location:** West side of Shipetown Rd, north of John David Dr  
**Other Parcel Info.:**  
**Tax ID Number:** 42 J D 008 **Jurisdiction:** County  
**Size of Tract:** 2.02 acres  
**Accessibility:** Access is via Shipetown Road, a local street with a pavement width which varies from 20 ft to 25 ft within a 40-ft right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Rural Residential  
**Surrounding Land Use:**  
**Proposed Use:** **Density:**  
**Planning Sector:** Northeast County **Plan Designation:** TN (Traditional Neighborhood)  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area is characterized by single family homes on small and medium lots and a mix of cleared and forested land in this historically agricultural area. The site is situated between Rutledge Pike and the heavy industrial/mining site at the Martin Marietta-Midway quarry.

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

**Street:** 2217 SHIPETOWN RD  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural), CA (General Business)  
**Former Zoning:**  
**Requested Zoning:** RA (Low Density Residential)  
**Previous Requests:**  
**Extension of Zone:** Not an extension of zone.  
**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:**

Jake Beaumier

**Staff Recomm. (Abbr.):**

Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and surrounding development.

**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 DISTRICTS AFFECTED, OR IN THE COUNTY GENERALLY:

1. Development trends in the area have been predominantly residential, consisting of single family dwelling units on small lots. A PR zone of up to 3 du/ac was approved for the property directly south of the subject lot in 2007 (2-M-07-RZ) and has been fully developed (in accordance with associated concept plan approved with 4-SC-07-C) as of 2019. An RA zoning was approved approximately 600 ft to the southeast of the property in 2024 (4-S-24-RZ).

2. Although surrounding properties are zoned A, which has a 1-acre minimum lot size, they are generally about 1/2 acre in size, making them more consistent with the RA zone.

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

1. The RA zone provides for residential areas with low population densities. The surrounding area consists of low density residential development, therefore the request for RA zoning on this property is consistent with the zone's intent.

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 RA zone allows predominantly residential uses, though there are a handful of low impact, non-residential uses allowed.

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 RA zone has a minimum lot size of 10,000 sq ft, which is not out of character with the size of surrounding subdivisions.

2. This property is approximately 1/2 mile away from Mascot Road and 1/3 mile away from Roseberry Road, both minor collectors, so no excess traffic would be required through local streets to access the property.

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 as the TN (Traditional Neighborhood) place type in the Knox County Comprehensive Plan. The RA zone is directly related to the TN placetype. The TN place type calls for a housing mix that includes single family residential detached and attached housing as primary uses. Both are permissible uses in the RA zone, though duplexes need use on review approval.

**Action:**

Approved

**Meeting Date:** 5/8/2025

### Details of Action:

**Summary of Action:**

Approve the RA (Low Density Residential) zone because it is consistent with the Knox County

Comprehensive Plan and surrounding development.

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: