

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 5-M-26-RZ **Related File Number:**
Application Filed: 3/27/2026 **Date of Revision:**
Applicant: JONATHAN STEVENS

PROPERTY INFORMATION

General Location: South side of Burnett Creek Rd, east of Island Home Pike
Other Parcel Info.:
Tax ID Number: 110 046 **Jurisdiction:** County
Size of Tract: 1.24 acres
Accessibility: Access is via Burnett Creek Road, a minor collector with a pavement width which varies between 15 ft and 17 ft within a 40-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential
Surrounding Land Use:
Proposed Use: **Density:** up to 2 du/ac
Planning Sector: South County **Plan Designation:** RC (Rural Conservation), HP (Hillside Ridgeline Protection)
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This area is comprised of single family residential dwellings on medium and large rural lots interspersed with churches and agricultural uses. The Forks of the River Wildlife Management Area is approximately 0.5 miles to the east.

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

Street: 5712 BURNETT CREEK RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests:
Extension of Zone: No, this would not be an extension.
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: Samiul Haque

Staff Recomm. (Abbr.): Deny the PR (Planned Residential) zone at 2 du/ac because there have been no significant developments or infrastructure improvements in this area that warrant a rezoning.

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. There have been no significant changes to this area either in terms of private development or public improvements over the past 20 years. The subject property is located in an area that is wooded and hilly, with residential and agricultural development being the prominent land uses.

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

1. The PR zone is intended to encourage more imaginative solutions to environmental design problems by enabling concentrated development in less environmentally sensitive areas of a property. The subject property's steep slopes present environmental challenges that align with this intent. However, the PR zone is generally intended for larger areas than the 1.20 acres of the subject parcel. The requested zone has a peripheral boundary requiring all buildings to be set back at least 35 ft from all lot lines, limiting the developable area.
2. The PR zone allows different types of residential development, including houses, duplexes, and multi-dwelling structures, along with some nonresidential uses. At the requested density of 2 du/ac, the property can accommodate one additional dwelling unit beside the existing house.
3. 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. No significant adverse impact is anticipated with the proposed rezoning. Any development within the PR zone would require Planning Commission approval of a development plan to ensure it is compatible with the surrounding area.

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 proposed rezoning can be considered with the property's RC (Rural Conservation) place type, as designated in the Comprehensive Plan. The RC place type allows consideration of the PR zone with a density of up to 5 du/ac as a partially related zone. The subject property meets the additional criteria for partially related zones as provided in Appendix H of the Comprehensive Plan, because it would permit uses and development forms that are consistent with the primary and secondary uses described in the place type (criterion 1), and it is compatible with the current zoning of adjacent sites (criterion 2). However, as stated above, the PR zone is generally intended for larger sites.
2. No sanitary sewer connections are available in this vicinity. While the Health Department may approve an additional dwelling unit for the subsurface sewage disposal system on the parcel, the proposed rezoning will be inconsistent with Comprehensive Plan Implementation Policy 9, to coordinate infrastructure improvements with development.

3. The subject property is located within the Urban Growth Boundary of the Growth Policy Plan, which encourages a reasonably compact pattern of development, with particular focus on areas with adequate roads, utilities, schools, drainage, and other public facilities and services. Burnett Creek Road, although classified as a minor collector, is only 15-17 ft wide and has no sidewalks or nearby transit connections. The nearest schools are more than 3 miles away. These factors, combined with the absence of a sewer connection, render this property less suitable for rezoning.

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

Details of Action:

Summary of Action: Deny the PR (Planned Residential) zone at 2 du/ac because there have been no significant developments or infrastructure improvements in this area that warrant a rezoning.

Date of Approval: **Date of Denial:** 5/14/2026 **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: