# **CASE SUMMARY**

APPLICATION TYPE: REZONING



File Number: 5-N-25-RZ Related File Number: 5-F-25-PA

Application Filed: 3/24/2025 Date of Revision:

Applicant: BENJAMIN C. MULLINS

### PROPERTY INFORMATION

General Location: West side of Snyder Rd, north of Outlet Dr

Other Parcel Info.:

Tax ID Number: 130 170, 171 Jurisdiction: County

Size of Tract: 18.48 acres

Accessibility: Access is via Snyder Road, a minor collector with a pavement width of 17 ft within a 50-ft right-of-way.

### GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential, Agriculture/Forestry/Vacant Land

**Surrounding Land Use:** 

Proposed Use: Density: up to 12 du/ac

Planning Sector: Northwest County Plan Designation:

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This area is characterized by residential, rural, quasi-public uses, and

commercial. Residential uses are a mix of single family residential dwellings on a range of lot sizes and multi-family dwellings. Rural uses are cleared and

forested lots situated between developed areas. Quasi-public uses are a church adjacent to the subject site and a private education complex directly to the west. Commercial uses are auto-oriented large scale retail, service, and entertainment located between Outlet Drive & Snyder Road and I-40.

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

Street: 11538 SNYDER 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:** This would not be an extension of the zoning, though PR up to 18 du/ac is adjacent to the southwest.

**History of Zoning:** None noted.

#### PLAN INFORMATION (where applicable)

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<b>Current Plan Category:</b>				
Requested Plan Category:				
SUBDIVISION INFORM	MATION (where a	pplicable)		
Subdivision Name:	•	•		
No. of Lots Proposed:	No. o	f Lots Approved: 0		
Variances Requested:				
S/D Name Change:				
OTHER INFORMATION	N (where applica	ble)		
Other Bus./Ord. Amend.:	` '	,		
	DI ANNING CO	MMISSION ACTION AND DIS	POSITION	
Planner In Charge:	Jessie Hillman	WINISSION ACTION AND DIS	POSITION	
Staff Recomm. (Abbr.):	Withdraw this application per the applicant's request.			
Staff Recomm. (Full):				
Comments:				
Action:	Withdrawn		Meeting Date:	6/12/2025
Details of Action:				
Summary of Action:				
Date of Approval:		Date of Denial:	Postponements:	5/8/2025
Date of Withdrawal:	6/12/2025	Withdrawn prior to publication?:	Action Appealed?:	
	I FGISLA	TIVE ACTION AND DISPOSIT	TION	
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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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