

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 5-O-26-RZ
Application Filed: 3/30/2026
Applicant: NOAH HUDSON

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: East side of Belt Rd, north of Ginn Dr, south of Spring Creek Rd
Other Parcel Info.:
Tax ID Number: 122 O F 025 **Jurisdiction:** County
Size of Tract: 1.88 acres
Accessibility: Access is via Belt Road, a local street with a pavement width which varies between 16.5 ft and 20.5 ft within a right-of-way which varies between 37.5 ft and 50 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential
Surrounding Land Use:
Proposed Use: **Density:**
Planning Sector: South County **Plan Designation:** SR (Suburban Residential)
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This area is comprised of single family homes on small and medium sized suburban lots. The subject site is approximately 0.3 miles from Alcoa Way Optimist Community Park.

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

Street: 2312 BELT 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: Yes, this would be an extension.
History of Zoning: This property was rezoned from RA (Low Density Residential) to A (Agricultural) upon appeal to County Commission in 1998 (3-K-98-RZ).

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 ZONES AFFECTED, OR IN THE COUNTY GENERALLY.

1. The surrounding area has historically been developed for residential uses, including a rezoning from RA to PR (Planned Residential) up to 3 du/ac in 2007 to the south of the site and use on review approval of duplexes in 2023 nearly adjacent to the site.

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

1. The RA zone is intended to provide for residential areas with low population densities. The uses permitted in this zone are limited to low-impact residential development which is consistent with existing buildout in the area.
2. This request aligns with Implementation Policy 2 of the Comprehensive Plan, "Ensure development is sensitive to existing community character." The surrounding area has a development pattern akin to that permitted by the RA 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 RA zone is a low-density residential zone. As such, it is not anticipated to negatively impact the surrounding area. This property was rezoned from RA to A (Agricultural) in 1998 (3-K-98-RZ). It is the only property zoned A on this stretch of Belt Road.
2. Access to the lot for development purposes would be subject to review and approval from the Knox County Engineering and public Works Department., but development under the RA zone is not expected to add significant traffic to this street.

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 SR (Suburban Residential) place type is directly related to the RA zoning district. A rezoning to the RA zone would bring the zoning of the parcel into compliance with the County Comprehensive plan, as the current A (Agricultural) zone is not related to the SR place type.
2. The subject site is within the urban growth boundary of the Growth Policy Plan, the purposes of which are to encourage a reasonably compact pattern of development, promote expansion of the Knoxville-Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to provision of adequate roads, utilities, schools, drainage and other public facilities and services. The RA zone supports these policies.
3. This request aligns with Implementation Policy 2 of the Comprehensive Plan, "Ensure development is sensitive to existing community character." The surrounding area has a development pattern akin to that permitted by the RA zone.

Action:

Approved

Meeting Date: 5/14/2026

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: 5/14/2026

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: