

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 5-R-25-RZ **Related File Number:** 5-G-25-PA
Application Filed: 3/26/2025 **Date of Revision:**
Applicant: MATTHEW REGAS

PROPERTY INFORMATION

General Location: South side of Mascot Rd, east of Howell Ln
Other Parcel Info.:
Tax ID Number: 52 002 **Jurisdiction:** County
Size of Tract: 17043 square feet
Accessibility: Access is via Mascot Road, a minor collector with a 19-ft pavement width within a right-of-way which varies from 70 ft to 80 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: **Density:**
Planning Sector: Northeast County **Plan Designation:** RL (Rural Living)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is characterized by single family dwellings on a mix of small suburban style lots and larger rural lots. There is a small commercial node nearby at the intersection of Mascot Road and Old Rutledge Pike.

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

Street: 8718 MASCOT RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I (Industrial)
Former Zoning:
Requested Zoning: RA (Low Density Residential)
Previous Requests:
Extension of Zone: This would not be an extension of the zoning.
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: Kelsey Bousquet
Staff Recomm. (Abbr.): Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan.
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. Though agricultural activity is prominent in the area, development trends have mainly been residential, consisting of single-family dwellings on various lot sizes and limited duplex developments. Limited commercial development has been concentrated west of the subject property along Rutledge Pike.
2. Since the early 1990s, there has been a gradual transition from I (Industrial) zoning to A (Agricultural) zoning and residential zoning such as RA (Low Density Residential) and PR (Planned Residential) with densities ranging from up to 2 to up to 4.7 du/ac.

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 RA zone is compatible with the surrounding residential zoning, which includes properties zoned RA and PR with up to 2 to 4.7 du/ac.
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 allowable uses in the RA zone, which are mainly residential and civic in nature, align with the character of the surrounding area.

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 considered a low density residential zone. As such, it is not anticipated to negatively impact the surrounding residential area.
2. The RA zone requires a minimum lot area of 20,000 sq ft for properties not served by a sanitary sewer system. Based on the subject property's lot area of approximately 17,043 sq ft and the parcel's septic system, the subject property could yield one dwelling at most.

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 RA zone is partially related to the recommended RA (Rural Agriculture) place type. Per Appendix H of the Comprehensive Plan, partially related zones must meet additional criteria. The proposed rezoning meets the first criterion, as the allowable uses in the RA zone align with the land use mix in the RA place type.
2. The recommended rezoning complies with the Comprehensive Plan's Implementation Policy 2, to ensure that development is sensitive to the existing community character. The allowable lot sizes and housing types in the RA zone align with the surrounding area's character.

3. The subject property is within the Planned Growth Area of the Growth Policy Plan, which encourages a reasonably compact development pattern. The allowable lot sizes and housing types in the RA zone support the intent of the Planned Growth Area.

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.

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: