# **CASE SUMMARY**

APPLICATION TYPE: REZONING



File Number: 6-D-25-RZ Related File Number:

**Application Filed:** 4/24/2025 **Date of Revision:** 

Applicant: JOSE J HERRERA

## PROPERTY INFORMATION

General Location: South side of Byington Solway Rd, west side of Coward Mill Rd

Other Parcel Info.:

Tax ID Number: 90 064, 065 Jurisdiction: County

Size of Tract: 1.68 acres

Access is via Byington Solway Road, a minor collector with a pavement width of 18 ft within a 50-ft

right-of-way, and Coward Mill Road, a minor collector with a pavement width of 23 ft within right-of-way

which varies from 55 ft to 70 ft.

### **GENERAL LAND USE INFORMATION**

Existing Land Use: Single Family Residential

**Surrounding Land Use:** 

Proposed Use: Density:

Planning Sector: Northwest County Plan Designation: SR (Suburban Residential), HP (Hillside Ridgetop Protectio

**Growth Policy Plan:** Planned Growth Area

Neighborhood Context: This area is comprised of single family residential dwellings on a mix of lot sizes, a large assisted living

complex, and forested and cleared land. Byington Solway Road, while a classified street, is unclearly

marked with significant topography running along its shoulders.

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

Street: 3175 BYINGTON SOLWAY 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:** No, this is not an extension.

History of Zoning: None noted.

## PLAN INFORMATION (where applicable)

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**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. Development trends in the surrounding area have mainly been residential, consisting of single-family subdivisions with various lot sizes within developments concentrated along collector roads. The subject property is at the intersection of Byington Solway Road, Coward Mill Road, and Chuck Jones Drive, all of which are minor collectors.

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 areas with low population densities. It is compatible with the surrounding residential zoning, which includes properties zoned A, RA, and PR up to 3.5 and 5 du/ac.
- 2. Rezonings should be based on the entire range of uses allowed within a zone to ensure that any development brought forth in the future would be compatible with the surrounding land uses. The RA zone

allows primarily residential and civic uses, which 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 area, which consists largely of single-family dwellings on various lot sizes and a large assisted living complex.

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 directly related to the SR place type. The housing mix of the SR place type calls for predominantly single-family dwellings with lots smaller than one acre and attached residential dwellings such

as duplexes, both of which are permitted in the RA zone. The allowable uses in the RA zone are consistent with the surrounding area's character.

2. The subject property is within the Planned Growth Area of the Growth Policy Plan, which encourages a

reasonably compact development pattern.

Action: Approved Meeting Date: 6/12/2025

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**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: 6/12/2025 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: 7/21/2025 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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