

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 6-D-25-RZ
Application Filed: 4/24/2025
Applicant: JOSE J HERRERA

Related File Number:
Date of Revision:

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
Accessibility: 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 Protection)
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)

Requested Plan Category:

Subdivision Name:

Variances Requested:

S/D Name Change:

Other Bus./Ord. Amend.:

Staff Recomm. (Full):

Meeting Date: 6/12/2025

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Date of Withdrawal: **Withdrawn prior to publication?:** ☐ **Action Appealed?:**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, Second Reading:
Date of Legislative Action:	7/21/2025	Other Ordinance Number References:
Ordinance Number:		Disposition of Case, Second Reading:
Disposition of Case:		If "Other":
If "Other":		Amendments:
Amendments:		Effective Date of Ordinance:
Date of Legislative Appeal:		