

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 6-G-25-RZ

Related File Number:

Application Filed: 4/25/2025

Date of Revision:

Applicant: TY CALVIN HERRELL

PROPERTY INFORMATION

General Location: South side of Cate Rd, northwest of Cates Bend Way

Other Parcel Info.:

Tax ID Number: 66 08704

Jurisdiction: County

Size of Tract: 1.86 acres

Accessibility: Access is via Cate Road, an unstriped minor collector with 15 ft of pavement width within a right-of-way width that varies from 50 ft to 53 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural 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: The subject property is in a residential area with a mix of single family and multifamily subdivisions, single family houses on large 1+ acre lots, and undeveloped, sloped tracts adjacent to the border with Anderson County. The Belltown planned development and Clinton Highway lie to the east of the property.

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

Street: 0 CATE 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, it is not an extension.

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: Jessie Hillman

Staff Recomm. (Abbr.): Approve the RA (Low Density Residential) zone because it is consistent with the Comprehensive Plan and compatible with surrounding development trends, subject to 1 condition.

Staff Recomm. (Full): 1. Preserving a 50-ft tree buffer where canopy exists along the eastern and southern lot lines, as shown in Exhibit B.

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 DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. The area surrounding the subject property bordering Anderson County has seen a significant transition from agricultural to suburban residential development since the early 2000s. The 183-lot Lexi Landing subdivision was completed in 2008 to the northeast, the Village at Cates Ben Condominium development adjacent to the southeast was completed in 2009, and the Cater Ridge subdivision further east across Cate Road was completed in 2011. The mixed-use Belltown planned development nearby to the east is also underway, with over 1,000 new dwellings and commercial and recreational amenities being constructed. The request to rezone this property from the A (Agricultural) to the RA (Low Density Residential) zone is consistent with the residential development pattern in this area.

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

1. The RA zone is intended for residential areas with low population densities that are defined and protected from encroachment of non-residential uses. Single-family homes are the most common use, and duplexes may be permitted through Use on Review by the Planning Commission.
2. The predominantly single-family context surrounding the subject property for over a 1 mile radius is consistent with the intent of the RA zone. The Clinton Highway commercial corridor is approximately 1.4 miles to the east.

PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. The subject property is entirely within the HP (Hillside Protection) area with steep slopes that exceed 25%. The front half of the lot has been cleared, but the steeper half in the rear has mature forest that provides a natural stormwater mitigation buffer between it and the Village at Cates Bend Condominiums downhill to the southeast. Under the RA zone's minimum lot size standards for single-family homes, as many as 8 homes could be permitted by right on the subject property.
2. Considering the property's steep slopes, mature tree canopy, and stormwater runoff potential, it is recommended that rezoning be conditions on preserving a 50-ft tree buffer along the eastern and southern lot lines as shown in Exhibit B. This condition will help preserve natural assets of the area and provide additional stormwater interception beyond what is required for stormwater management at permitting.

THE 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. This request for the RA zone aligns zoning with the Knox County Comprehensive Plan's SR (Suburban Residential) place type designation for this property, which considers RA as a directly

related zone, but does not permit consideration of the current A (Agricultural) zone.

2. The SR place type is designed for single-family residential development with lot sizes generally less than one acre in size. These areas may feature a range of lot sizes and housing size and styles, including some small-scale attached dwellings. The SR place type is consistent with the permitted uses and area regulations of the RA zone.

3. The subject property is in the Planned Growth Area of the Growth Policy Plan, which is intended to encourage a reasonably compact patterns of development and enable a wide range of housing choices where infrastructure is adequate to support it.

4. The recommended tree preservation condition on this rezoning is supported by the Comprehensive Plan's Implementation Policy 7, to encourage development practices that conserve and connect natural features and habitat. It is also consistent with Policy 2, to ensure that development is sensitive to existing community character, and more specifically Policy 2.4, to encourage preservation of open space.

Action: Approved with Conditions

Meeting Date: 6/12/2025

Details of Action:

Summary of Action: Approve the RA (Low Density Residential) zone because it is consistent with the Comprehensive Plan and compatible with surrounding development trends, subject to 1 condition.

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":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: