

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 6-J-25-RZ

Related File Number:

Application Filed: 4/28/2025

Date of Revision:

Applicant: SAM HARGROVE

PROPERTY INFORMATION

General Location: Northeast side of Chert Pit Rd, west side of Westop Trl

Other Parcel Info.:

Tax ID Number: 105 114

Jurisdiction: County

Size of Tract: 1.95 acres

Accessibility: Access is via Chert Pit Road, a major collector with 22 ft of pavement width within a right-of-way width that varies from 50 ft to 59 ft. Access is also via Westop Trail, an unstriped, median-divided local street with 33 ft of pavement width within a right-of-way width that varies from 44 ft to 54 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: The subject property is in a residential area primarily composed of single family subdivisions and houses on large 1+ acre lots, with forested, undeveloped slopes to the north. There are some commercial, office, and multifamily developments to the south along Middlebrook Pike.

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

Street: 1412 CHERT PIT 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, it is an extension.

History of Zoning: In 2023 a request to rezone the property from A (Agricultural) to RA (Low Density Residential) was approved by the Planning Commission but denied by the County Commission (7-F-23-RZ).

PLAN INFORMATION (where applicable)

acre and attached residential houses such as duplexes, both of which are permitted in the RA zone.
2. The recommended rezoning complies with the Comprehensive Plan's Implementation Policy 2, to ensure that new development is sensitive to existing community character. The lot sizes and allowable uses in the RA zone are consistent with the character of the surrounding area.
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 of the RA zone support the intent of the Planned Growth Area.

Action: Approved **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: 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: