

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 7-I-25-RZ **Related File Number:**
Application Filed: 5/21/2025 **Date of Revision:**
Applicant: SOUTHERN STANDARD ENTERPRISES LLC

PROPERTY INFORMATION

General Location: West side of Beeler Rd, south of E Emory Rd
Other Parcel Info.:
Tax ID Number: 20 M D 005 **Jurisdiction:** County
Size of Tract: 1.02 acres
Accessibility: Access is via Beeler Road, a minor collector with a 15.3-ft pavement width within a 60-ft wide right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential
Surrounding Land Use:
Proposed Use: **Density:**
Planning Sector: Northeast County **Plan Designation:** SR (Suburban Residential), SP (Stream Protection)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is primarily comprised of small, single family lots off side streets and large, undeveloped tracts along Beeler Road and major thoroughfares. Gibbs Elementary, Middle, and High Schools are nearby to the east, as is the Harbison crossroads commercial node, which offers limited commercial services.

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

Street: 6933 BEELER 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, this would be an extension.
History of Zoning: In 1994, a request to rezone the property from A (Agricultural) to PR (Planned Residential) up to 3 du/ac was denied (5-B-94-RZ).

PLAN INFORMATION (where applicable)

Requested Plan Category:

Subdivision Name:

Variances Requested:

S/D Name Change:

Other Bus./Ord. Amend.:

Planner In Charge: Jake Beaumier

Staff Recomm. (Full): Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and surrounding development.

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 been mainly residential, consisting of single family residential dwellings on small lots within developments concentrated along classified roads.
2. Surrounding properties have been transitioning from the A (Agricultural) zone to the RA (Low Density Residential) zones and the PR (Planned Residential) zone at densities ranging from up to 3.25 to 5 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 areas with low population densities. It is compatible with the surrounding residential zoning, which includes properties zoned RA and PR at a range of densities similar to that allowed by the RA zone's minimum lot size of 10,000 sq ft.

2. Rezoning 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 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 a low-density residential zone. As such, it is not anticipated to negatively impact the surrounding area, which consists largely of single-family dwellings.

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 subject property's place type is SR (Suburban Residential) in the Knox County Comprehensive Plan. 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.

2. 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.

3. 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 surrounding area's character.

Meeting Date: 7/10/2025

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: 7/10/2025 **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:	8/18/2025	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:		