

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 7-M-26-RZ **Related File Number:**
Application Filed: 5/27/2026 **Date of Revision:**
Applicant: DAVID AND BRENDA SIMMONS

PROPERTY INFORMATION

General Location: East and west sides of Roberts Rd, north of Washington Pike
Other Parcel Info.:
Tax ID Number: 22 006, 00511, 005 **Jurisdiction:** County
Size of Tract: 90.97 acres
Accessibility: Access is via Roberts Road, a major collector road with a pavement width of 19 ft within a right-of-way which varies from 50 ft to 74 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: **Density:** up to 2 du/ac
Planning Sector: Northeast County **Plan Designation:** RL (Rural Living)
Growth Policy Plan: Rural Area
Neighborhood Context: This surrounding area has a rural character primarily consisting of agricultural uses and large rural lots, though there is one single-family subdivision directly southwest of the subject property.

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

Street: 6700 ROBERTS RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests:
Extension of Zone: Yes, this would be 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: Kelsey Bousquet

Staff Recomm. (Abbr.): Approve the PR (Planned Residential) zone with up to 2 du/ac because it is consistent with the adopted plans, subject to two conditions:

- 1) Development must be setback by a minimum of 50 feet from Roberts Road.
- 2) The developer must partner with the Knox County Engineering and Public Works Department to complete needed transportation improvements as identified in a Traffic Impact Analysis and prorated based on existing and proposed traffic.

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. Rezonings in the surrounding area have been limited, with two residential rezonings from the A (Agricultural) zone to the PR (Planned Residential) zone with up to 2 to up to 3 du/ac since 2006, both of which occurred across and adjacent to the subject property.
2. Residential development has been limited, primarily consisting of the Mari Ben Acres single-family subdivision, which was built between 2008 and 2024 directly southwest of the subject property, and a 149-lot single-family subdivision development plan that was approved in February 2026 but has not yet begun construction (2-E-26-DP).
3. Conditions in the area outside of these subdivisions have remained largely unchanged, and consists of agricultural uses and large rural lots.
4. A Capital Improvement Project to realign Roberts Road between E Emory Road to the north and Washington Pike has been approved as part of the adopted FY2027 Capital Improvement Budget. The project will occur as part of other ongoing improvements to the area that were required by the proposed neighboring subdivision, including the installation of advanced warning flashers at the intersection of E Emory Road to the north and a left-turn lane at the intersection of Washington Pike to the south.

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

1. The PR zone is intended to provide optional methods of land development that encourage more imaginative solutions to environmental design problems and establish residential areas that are characterized by a unified building and site development program. One of the properties included in this request, 6918 Roberts Road, appears to have a closed contour on the site that may indicate a sinkhole, unless a geotechnical survey is conducted to determine otherwise. The PR zone would be appropriate to consider here, as it would allow development to be clustered on more optimal sections of the site.
2. Rezonings should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses. The PR zone with up to 2 du/ac is compatible with the surrounding PR zoning.

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 PR zone with up to 2 du/ac could yield approximately 181 units on the site. The increased residential density could result in a neighborhood design similar to that of a typical suburban area. To preserve the rural character, a condition requiring all development to be setback a minimum of 50 ft from Roberts Road is recommended, as rural areas typically have larger front-yard setbacks.
2. The PR zone ensures that site plans undergo a public review process and obtain Planning Commission approval of any proposed developments. A site plan would be reviewed to determine

whether a proposed development is compatible with the surrounding community.

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. The subject property is designated RL (Rural Living) in the Knox County Comprehensive Plan, which is intended for areas primarily made up of single-family residential dwellings within a rural setting. The PR zone with up to 2 du/ac is partially related to the RL place type.

2. Partially related zones must meet additional criteria. The proposed rezoning meets the second criterion, as the requested density is compatible with the surrounding PR zoning with densities ranging between 2 to 4 du/ac.

3. The recommended condition to maintain a 50-ft setback along Roberts Road is consistent with the Comprehensive Plan's Implementation Policy 2: Ensure that development is sensitive to existing community character. Requiring future developments to be farther from the road would help maintain the rural character.

4. The condition to require the developer to work with the Knox County Engineering and Public Works Department on road improvements associated with increased traffic from the development is supported by Implementation Policies 9: Coordinate infrastructure improvements with development and 9.2: Plan in advance for future infrastructure expansion to support anticipated growth.

5. The subject property is within the Rural Area of the Growth Policy Plan, which requires new residential development to have access to sanitary sewer or a sewage system approved and maintained by a public utility company, and must be located on a collector road with a minimum pavement width of 18 ft. The proposed rezoning meets the required criteria, as access to sanitary sewer is available (Exhibit B: Sewer Capacity Letter) and the subject property is accessed off of Roberts Road, a minor collector with a 19-ft pavement width.

Action: Approved with Conditions

Meeting Date: 7/9/2026

Details of Action:

Summary of Action: Approve the PR (Planned Residential) zone with up to 2 du/ac because it is consistent with the adopted plans, subject to two conditions:

1) Development must be setback by a minimum of 50 feet from Roberts Road.

2) The developer must partner with the Knox County Engineering and Public Works Department to complete needed transportation improvements as identified in a Traffic Impact Analysis and prorated based on existing and proposed traffic.

Date of Approval: 7/9/2026

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: 8/24/2026

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: