

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 9-E-25-RZ **Related File Number:**
Application Filed: 7/28/2025 **Date of Revision:**
Applicant: DANIEL P HUMPHREYS

PROPERTY INFORMATION

General Location: East side of Grassy Creek Way, north side of Schaad Rd
Other Parcel Info.:
Tax ID Number: 79 03110 **Jurisdiction:** County
Size of Tract: 2.04 acres
Accessibility: Access is via Grassy Creek Way, a private road with a pavement width of 10 ft within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential
Surrounding Land Use:
Proposed Use: **Density:**
Planning Sector: Northwest County **Plan Designation:** SR (Suburban Residential), SP (Stream Protection)
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This area is comprised of single family attached and detached residential dwellings on a mix of smaller and medium sized suburban lots, as well as some office and warehousing operations. Entrance to the private right-of-way which serves as access for the subject site lies on Schaad Road as it expands into multiple lanes prior to the intersection at Oak Ridge Highway. The City of Knoxville's Municipal Golf Course is a few hundred feet to the north of the subject property.

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

Street: 6760 GRASSY CREEK WAY
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural), RB (General Residential)
Former Zoning:
Requested Zoning: RA (Low Density Residential)
Previous Requests:
Extension of Zone: No, this would not 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:

Jake Beaumier

Staff Recomm. (Abbr.):

APPROVE the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and surrounding development.

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. Development in recent years has been largely residential in nature; directly adjacent to the subject property lies a single family subdivision approved in 2018 and built out subsequently.
2. Since the late 1980s, there has been a series of rezoning cases from A to RA and PR with densities ranging from 3 to 5 du/ac, and these have resulted in several single-family residential subdivisions in the area.
3. The expansion of Schaad Road, a major Knox County infrastructure improvement program, is intended to provide for increased traffic capacity resultant from residential and commercial development. This property is accessed via a private right-of-way which connects directly to Schaad Road, the portion of which that is immediately relevant to the property is slated to be expanded as part of Phase IV of the project.

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

1. The RA zone provides for residential areas with low population densities. The RA zone is compatible with the surrounding residential zoning, which largely consists of properties zoned RA and PR with up to 3 and 5 du/ac.
2. Rezoning 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 RA zone allows primarily residential uses, which aligns 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 and a large public recreation facility.
2. A portion of the property lies within the Floodway and 100- and 500-year Floodplain designations of the Federal Emergency Management Agency (FEMA). Any subdivision of the lot which includes this area will be subject to the applicable regulations, including the Knox County Stormwater Ordinance.

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. This property is within the Urban Growth Boundary of the Growth Policy Plan, the purposes of which are to encourage a reasonably compact pattern of development, promote expansion of the Knoxville-

Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to provision of adequate roads, utilities, schools, drainage and other public facilities and services. The RA zone supports these goals as it allows for residential development on a more compact scale than the A (Agricultural) zone.

3. This request aligns with Implementation Policy 2 of the Comprehensive Plan, "Ensure that development is sensitive to existing community character." The surrounding area is largely residential in nature, with a development pattern akin to that permitted by the RA zone.

Action: Approved **Meeting Date:** 9/11/2025

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: 9/11/2025 **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: 10/20/2025

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: