

REZONING REPORT

▶ **FILE #:** 3-C-26-RZ

AGENDA ITEM #: 24

AGENDA DATE: 3/5/2026

▶ **APPLICANT:** ANDREW JONES

OWNER(S): Andrew Jones

TAX ID NUMBER: 56 F E 003

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 1117 GRANVILLE CONNER RD

▶ **LOCATION:** Northwest side of Granville Conner Rd, southwest of Collier Rd

▶ **APPX. SIZE OF TRACT:** 1 acre

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Granville Conner Road, a local street with a pavement width which varies between 13 ft and 14 ft within a 50-ft right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Beaver Creek

▶ **CURRENT ZONING:** A (Agricultural)

▶ **REQUESTED ZONING:** RA (Low Density Residential)

▶ **EXISTING LAND USE:** Single Family Residential

▶ EXTENSION OF ZONING: No, this would not be an extension.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant land - A (Agricultural)

South: Multifamily residential - RB (General Residential)

East: Single family residential - A (Agricultural)

West: Single family residential, agriculture/forestry/vacant land - A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is comprised of detached single family dwellings on medium-sized rural lots and an attached residential development fronting on Collier road.

STAFF RECOMMENDATION:

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

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 much of this area has historically been residential in nature. Recent rezonings in the area from A (Agricultural) to RA (Low Density Residential) have been approved (3-D-25-RZ, 2-J-25-RZ).

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, RB (General Residential) and PR (Planned Residential) at densities ranging from 3 to 8 du/ac.

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 attached and detached single-family dwellings. Surrounding development is compatible with the RA zone's minimum lot size of 10,000 sq ft per dwelling.

2. The subject site is located on Granville Connor Road, a local street with a pavement width between 13 ft and 14 ft. Development of the lot under RA standards would have a maximum of four new lots created and would be subject to access conditions as required by Knox County Engineering and Public Works.

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 within the RA zone

2. The property is within the Planned Growth Area of the Growth Policy Plan, which encourages a reasonably compact pattern of development and a wide range of housing choices. The RA zone supports these policies.

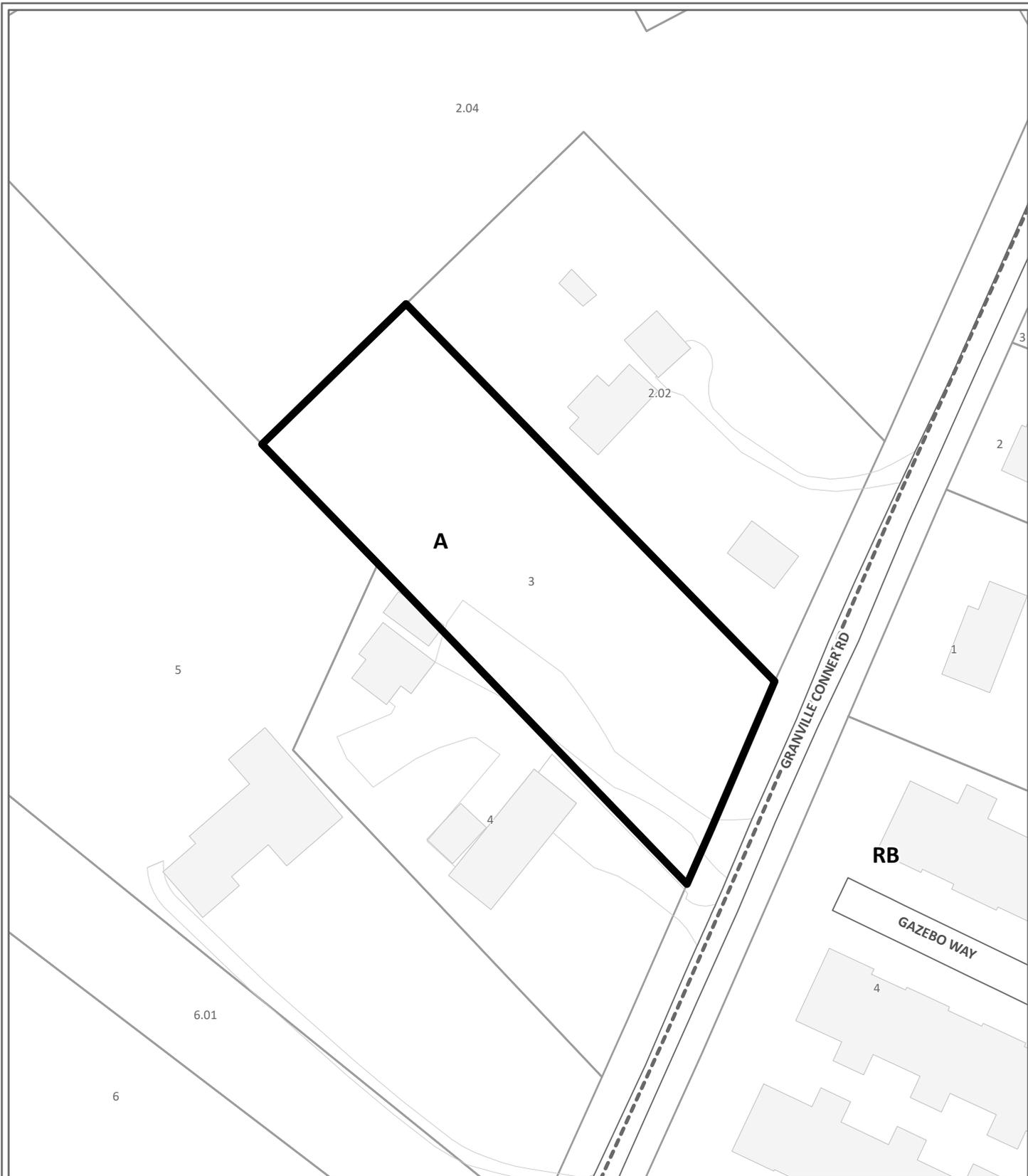
3. This request aligns with Implementation Policy 2 of the Comprehensive Plan, "Ensure development is sensitive to existing community character." The surrounding area has a development pattern akin to that permitted by the RA zone.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Powell Elementary, Powell Middle, and Powell High.

If approved, this item will be forwarded to Knox County Commission for action on 4/20/2026. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



REZONING

3-C-26-RZ

Petitioner: Andrew Jones



From: A (Agricultural)

To: RA (Low Density Residential)

Map No: 56

Jurisdiction: County



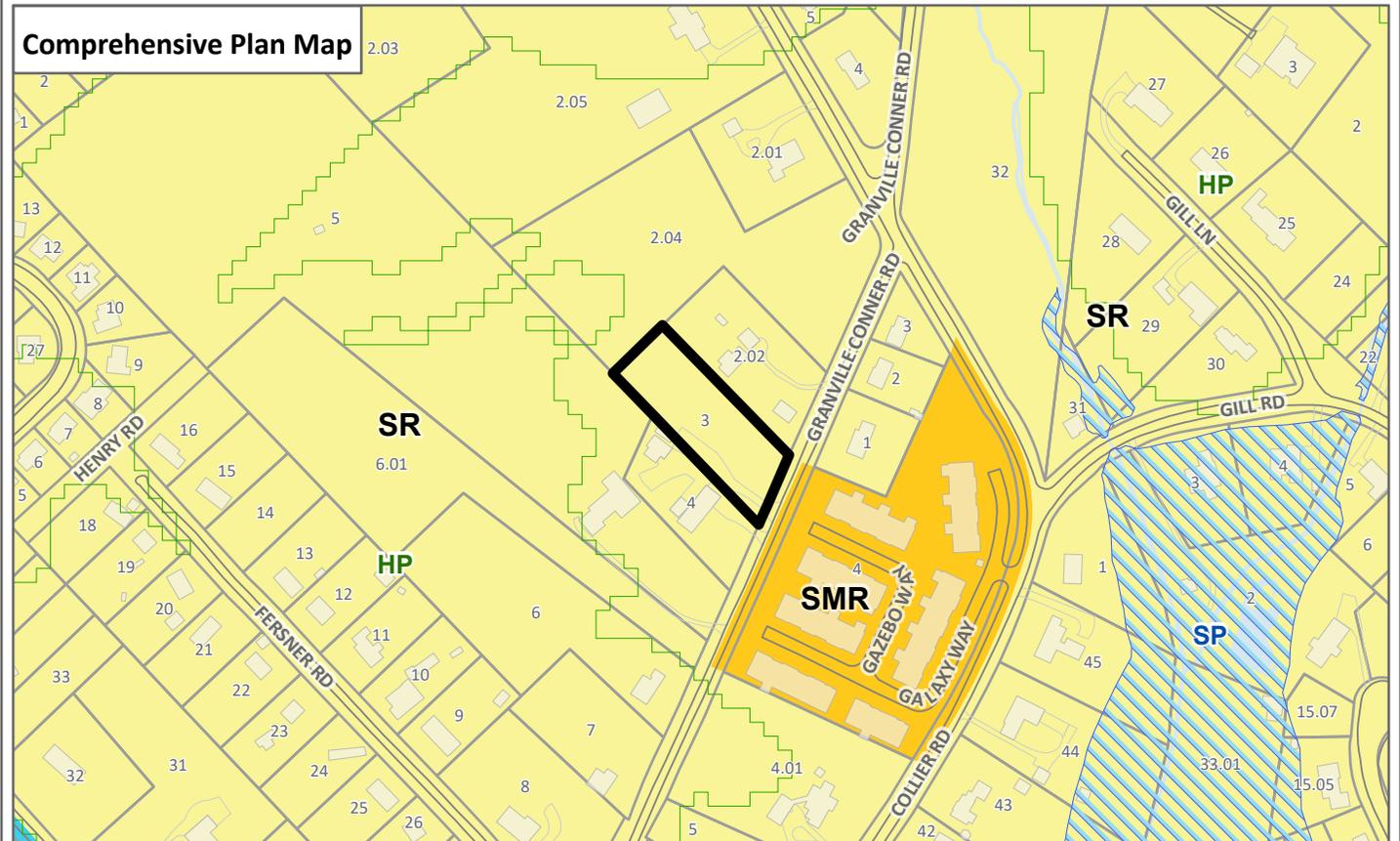
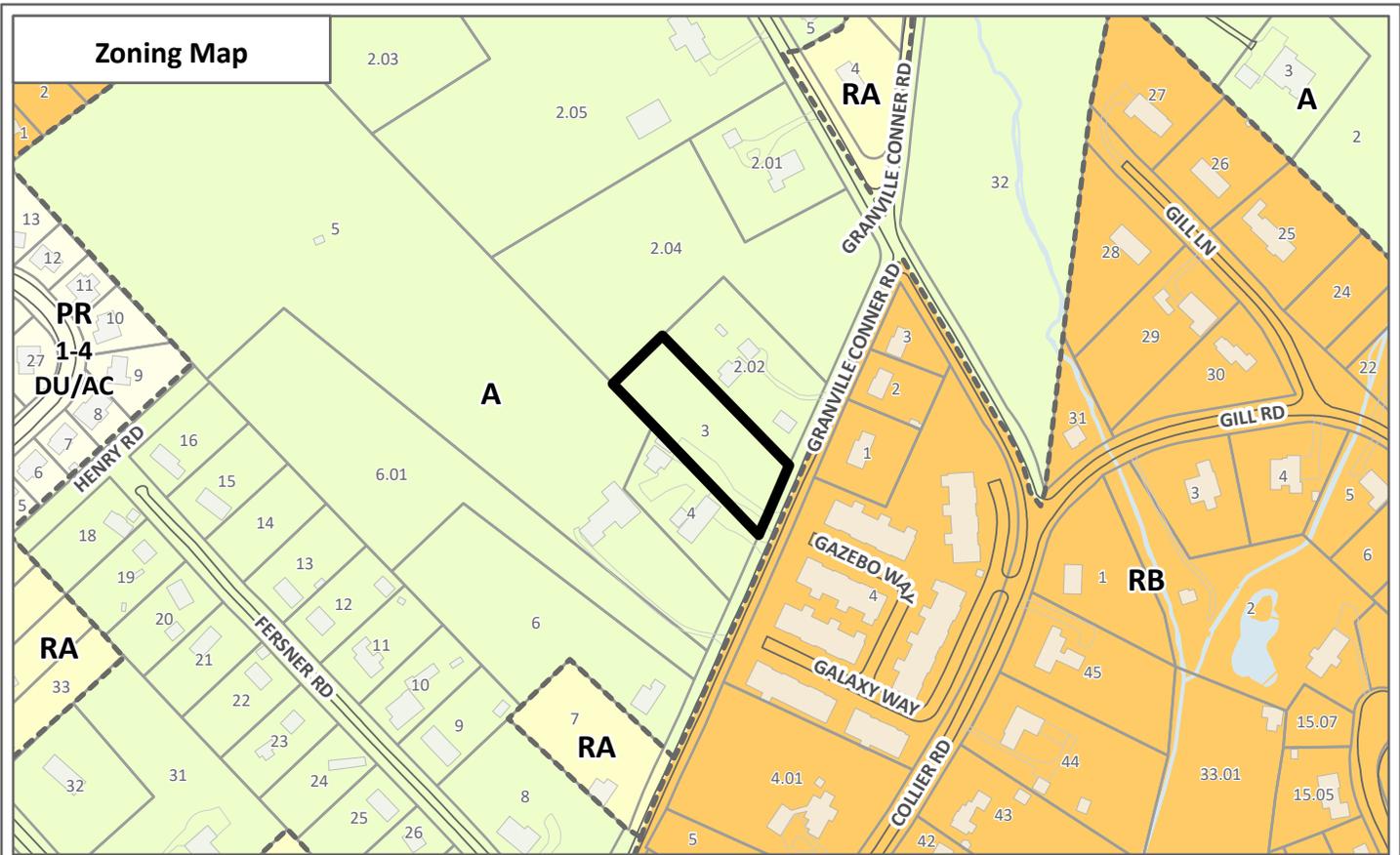
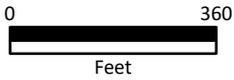


EXHIBIT A, CONTEXTUAL MAPS

3-C-26-RZ



Case boundary



Existing Land Use Map

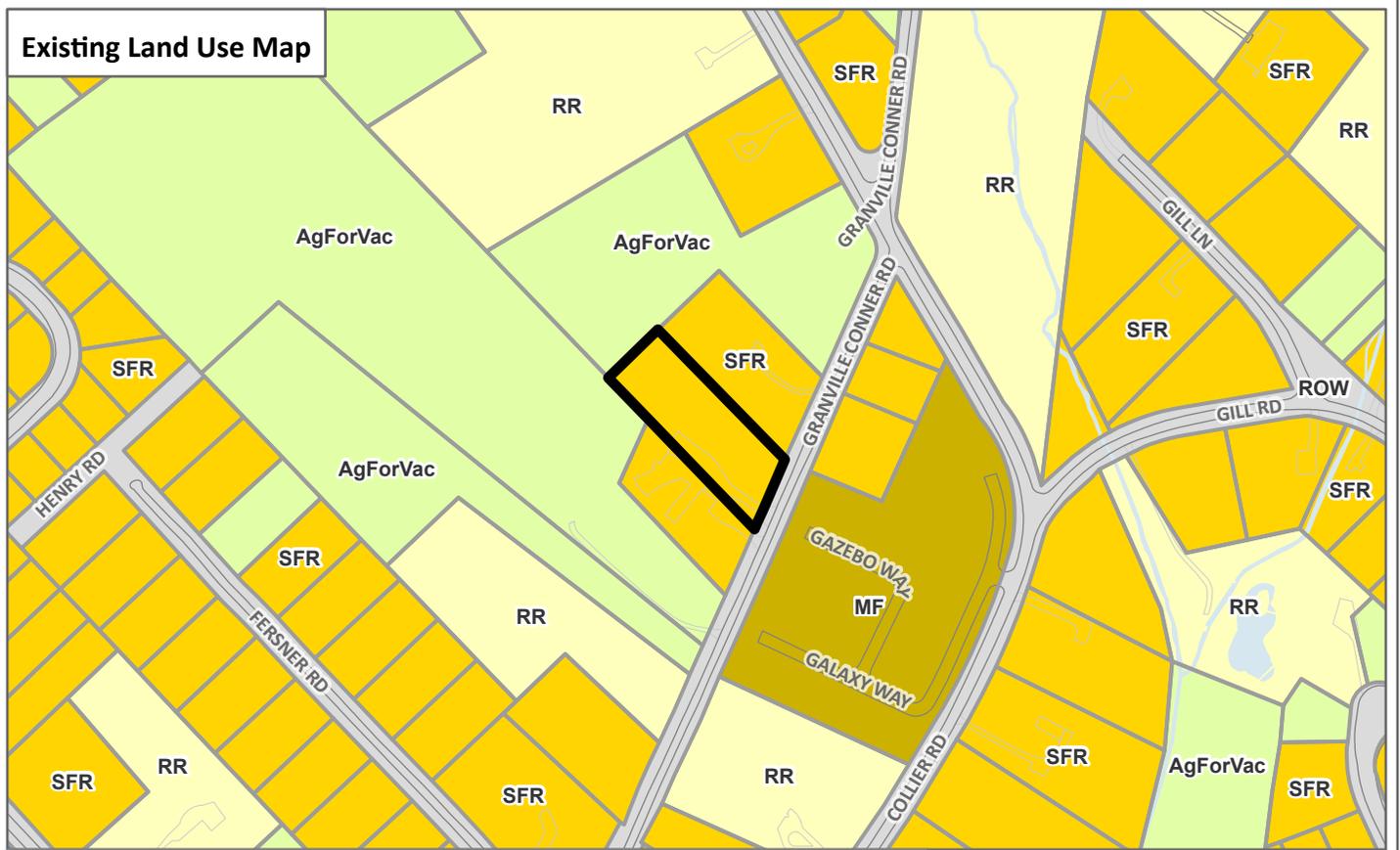


EXHIBIT A, CONTEXTUAL MAPS

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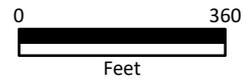
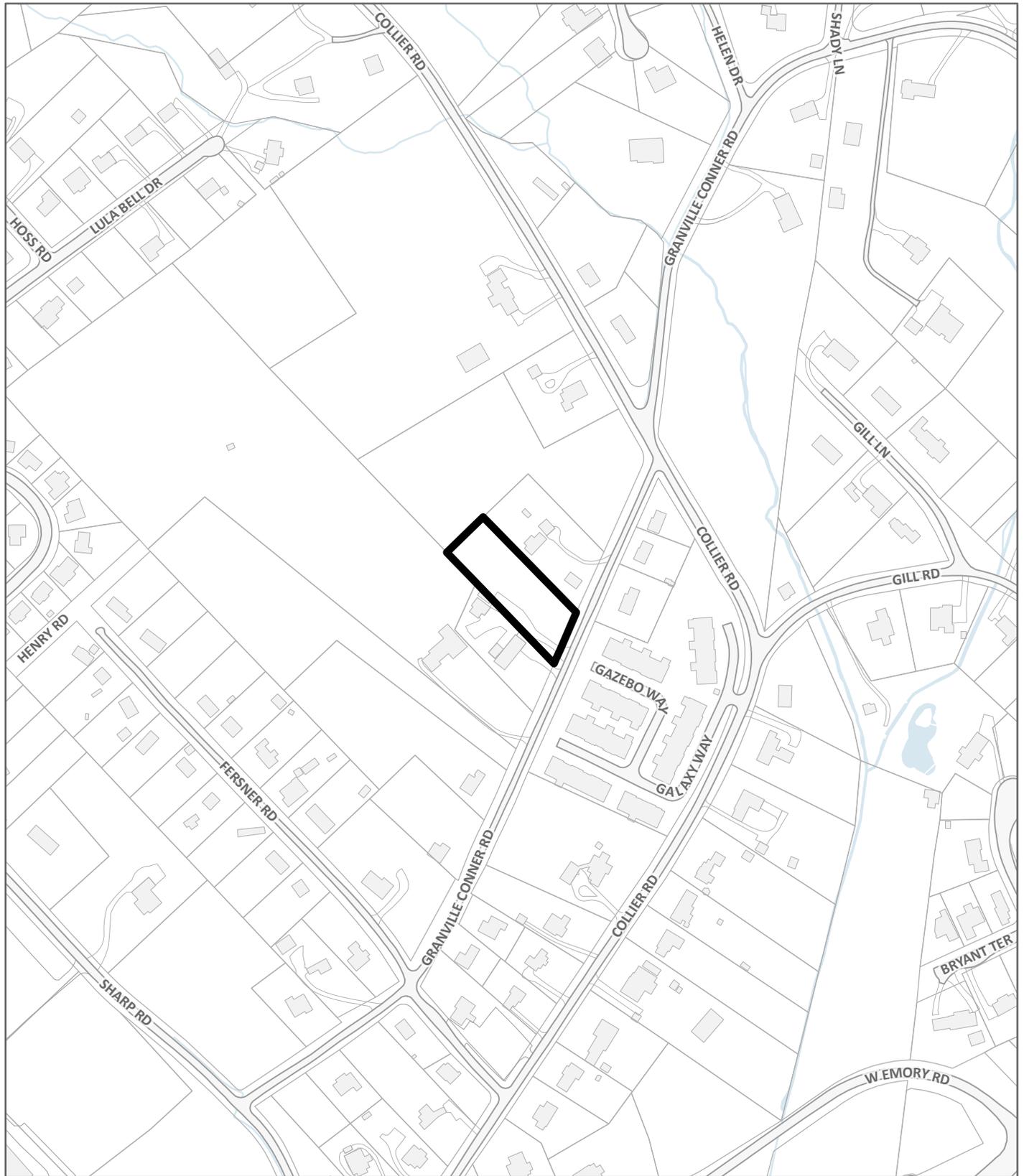


Exhibit A. Contextual Images



LOCATION MAP

3-C-26-RZ



Case boundary

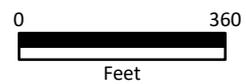


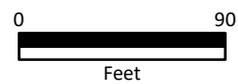
Exhibit A. Contextual Images



AERIAL MAP



Case boundary



Public Notice and Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). The contact information you provide in your application may be used for that purpose. We require applicants to acknowledge their role in this process.

Sign Posting and Removal

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission.

Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

Location and Visibility

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

Timing

The sign(s) must be posted not less than 12 days prior to the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

02/20/2026

Date to be Posted

03/06/2026

Date to be Removed

Have you engaged the surrounding property owners to discuss your request?

Yes No

No, but I plan to prior to the Planning Commission meeting

Applicant Signature



Andrew Jones
Applicant Name

1/6/2026
Date