CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 3-C-26-RZ **Related File Number:**

Application Filed: 1/14/2026 **Date of Revision:**

Applicant: ANDREW JONES

PROPERTY INFORMATION

General Location: Northwest side of Granville Conner Rd, southwest of Collier Rd

Other Parcel Info.:

Tax ID Number: 56 F E 003 **Jurisdiction:** County

Size of Tract: 1 acre

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.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential

Surrounding Land Use:

Proposed Use: **Density:**

Planning Sector: North County **Plan Designation:** SR (Suburban Residential)

Growth Policy Plan: Planned Growth Area

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.

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

Street: 1117 GRANVILLE CONNER 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: 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 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.

Action: Approved **Meeting Date:** 3/5/2026

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:	3/5/2026	**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:	4/20/2026	**Date of Legislative Action, Second Reading:**	
Ordinance Number:		**Other Ordinance Number References:**	
Disposition of Case:	Approved	**Disposition of Case, Second Reading:**	
If "Other":		**If "Other":**	
Amendments:		**Amendments:**	
Date of Legislative Appeal:		**Effective Date of Ordinance:**	