

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 5-Q-26-RZ

Related File Number:

Application Filed: 3/30/2026

Date of Revision:

Applicant: JOHN LAMB

PROPERTY INFORMATION

General Location: West side of Cash Rd, north of Asheville Hwy

Other Parcel Info.:

Tax ID Number: 62 02303 OTHER: (PARTIAL)

Jurisdiction: County

Size of Tract: 2.01 acres

Accessibility: Access is via Cash Road, a local street with a pavement width which varies between 17.5 ft and 18.5 ft within a right-of-way which varies between 40 ft and 50 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use:

Density:

Planning Sector: East County

Plan Designation: SR (Suburban Residential), CMU (Corridor Mixed-use)

Growth Policy Plan: Urban Growth Area (Outside City Limits)

Neighborhood Context: This area is comprised of single family residential dwellings on medium and large rural lots interspersed with agricultural uses and forested land.

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

Street: 123 CASH 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: Kelsey Bousquet

Staff Recomm. (Abbr.): Approve the RA (Low Density Residential) zone because it is consistent with the adopted plans and surrounding area.

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 trends in the surrounding area have largely been residential in nature, consisting of single-family dwellings on a wide range of lot sizes and a 111-townhouse subdivision that is under construction just southeast of the site.
2. Rezoning trends in the surrounding area have primarily been concentrated along Asheville Highway to the south, transitioning from the A (Agricultural) zone to the PR (Planned Residential) with up to 4.5 to 12 du/ac and CA (General Business) zones.

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.
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 uses allowed in the RA zone are compatible with the residential development along Cash Road, which consists of dwellings on lots ranging from 20,000 sq ft to multiple acres.

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 subject property is on a septic system. The RA zone requires a minimum lot area of 20,000 sq ft for properties that are not served by a sanitary sewer system.
2. The RA zone is considered a low-density residential zone and is not expected to negatively impact the surrounding area.

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'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 Rural Area of the East County Community Plan. Rural Areas are considered appropriate for low density residential development in a pattern that preserves the rural look and feel. As previously mentioned, the RA zone requires a minimum lot area of 20,000 sq ft when not connected to a sanitary sewer system, which is the case here, and is considered a low density residential zone. As such, the RA zone at this location is consistent with the intent of the East County Community Plan and the Comprehensive Plan's Implementation Policy 2: Ensure that development is sensitive to existing community character.
3. The subject property is within the Urban Growth Boundary of the Growth Policy Plan, which encourages a reasonably compact pattern of development and a wide range of housing options. The RA zone supports the intent of the Urban Growth Boundary.

Action: Approved Meeting Date: 5/14/2026

Details of Action:

Summary of Action: Approve the RA (Low Density Residential) zone because it is consistent with the adopted plans and surrounding area.

Date of Approval: 5/14/2026 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: 6/15/2026 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: