CASE SUMMARY

APPLICATION TYPE: REZONING

Planning
KNOXVILLE | KNOX COUNTY

File Number: 6-J-25-RZ **Related File Number:**

Application Filed: 4/28/2025 **Date of Revision:**

Applicant: SAM HARGROVE

PROPERTY INFORMATION

General Location: Northeast side of Chert Pit Rd, west side of Westop Trl

Other Parcel Info.:

Tax ID Number: 105 114 **Jurisdiction:** County

Size of Tract: 1.95 acres

Accessibility: Access is via Chert Pit Road, a major collector with 22 ft of pavement width within a right-of-way width that varies from 50 ft to 59 ft. Access is also via Westop Trail, an unstriped, median-divided local street with 33 ft of pavement width within a right-of-way width that varies from 44 ft to 54 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential

Surrounding Land Use:

Proposed Use: **Density:**

Planning Sector: Northwest County **Plan Designation:** SR (Suburban Residential), HP (Hillside Ridgetop Protectio

Growth Policy Plan: Planned Growth Area

Neighborhood Context: The subject property is in a residential area primarily composed of single family subdivisions and houses on large 1+ acre lots, with forested, undeveloped slopes to the north. There are some commercial, office, and multifamily developments to the south along Middlebrook Pike.

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

Street: 1412 CHERT PIT 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: Yes, it is an extension.

History of Zoning: In 2023 a request to rezone the property from A (Agricultural) to RA (Low Density Residential) was approved by the Planning Commission but denied by the County Commission (7-F-23-RZ).

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: Malynda Wollert

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 trends in the area have been residential in nature, consisting of single family subdivisions. There is commercial development along Middlebrook Pike to the south.
2. The property is surrounded by single family subdivisions mostly zoned RA (Low Density Residential) that were developed during the 1970s. The residential density within a one mile radius has sporadically increased since the 1970s, with rezonings from A (Agricultural) to RA, RB (General Residential), and PR (Planned Residential) with densities ranging from 2.5 du/ac to 12 du/ac.
3. The applicant requested to rezone the property to RA in 2023 (7-F-23-RZ), which was approved by the Planning Commission. However, the request was denied at the County Commission meeting when the applicant was not present.

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, A, and PR up to 2.5 and 3 du/ac.
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 RA zone primarily allows residential and civic uses, which aligns with the existing residential character of the 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 that allows single family houses by right and duplexes with Use on Review approval by the Planning Commission. These uses are consistent with the existing residential character.
2. The traffic on Chert Pit Road, a major collector, and Jenkins Road, a minor collector, would be minimally affected by a development of this size, and traffic would not be routed through Westop Trail or other nearby side streets.
3. The subject property is within the Hillside Protection area and has some areas with 15-25% slopes, and there are slopes over 25% near the perimeter that likely resulted from grading and road construction (Exhibit B). All proposed developments must comply with the Knox County Stormwater Management 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 property is within the SR (Suburban Residential) place type, which lists the RA zone as directly related. The housing mix of the SR place type calls for single family houses on lots smaller than one

acre and attached residential houses such as duplexes, both of which are permitted in the RA zone.
2. The recommended rezoning complies with the Comprehensive Plan's Implementation Policy 2, to ensure that new development is sensitive to existing community character. The lot sizes and allowable uses in the RA zone are consistent with the character of the surrounding area.
3. The subject property is within the Planned Growth Area of the Growth Policy Plan, which encourages a reasonably compact development pattern. The allowable lot sizes and housing types of the RA zone support the intent of the Planned Growth Area.

Action: Approved **Meeting Date:** 6/12/2025

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: 6/12/2025 **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: 7/21/2025 **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:**