CASE SUMMARY

APPLICATION TYPE: REZONING

Planning
KNOXVILLE | KNOX COUNTY

File Number: 7-M-25-RZ **Related File Number:**

Application Filed: 5/27/2025 **Date of Revision:**

Applicant: BENJAMIN C MULLINS

PROPERTY INFORMATION

General Location: West side of N Wooddale Rd, north of Asheville Hwy

Other Parcel Info.:

Tax ID Number: 62 047 **Jurisdiction:** County

Size of Tract: 11.16 acres

Accessibility: Access is via N Woodale Road, a local street with 17-19 ft of pavement width within a 39-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use: **Density:** up to 7 du/ac

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

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

Neighborhood Context: Residential development in the surrounding area mainly consists of single family homes with various lot sizes. Large, undeveloped parcels lie to the east and north of the subject property. Asheville Highway, which serves as a commercial corridor, is 950 ft to the south.

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

Street: 205 N WOODDALE RD

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential), up to 2 du/ac

Former Zoning:

Requested Zoning: PR (Planned Residential)

Previous Requests:

Extension of Zone: No, it is not an extension.

History of Zoning: In 2024 the applicant requested to rezone the property from A (Agricultural) to PR (Planned Residential) up to 6 du/ac, which was approved with a density of 2 du/ac by the County Commission (12-D-24-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: Whitney Warner

Staff Recomm. (Abbr.): Deny the PR (Planned Residential) zone with up to 7 du/ac because there has been no change in conditions since the last rezoning application.

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. In December 2024, a rezoning application from A to PR up to 6 du/ac was submitted (12-D-24-RZ). Planning staff and the Planning Commission recommended approval of the application for up to 6 du/ac. However, the County Commission has final approval of all rezoning applications. PR with a lesser density up to 2 du/ac was approved on 3/24/2025, citing the property's location in the Rural Area of the East County Community Plan and limiting development to along major thoroughfares. The current density of 2 du/ac is in line with preserving the area's rural character. Since the last rezoning, there has been no change in conditions to warrant another rezoning to increase density.
2. Development trends in the area have primarily been residential and commercial in nature. Since the early 1980s, the surrounding area has experienced a steady transition from A (Agricultural) zoning to commercial and residential zoning. Commercial zoning has been concentrated along Ashville Highway, a major commercial corridor 950 ft south of the subject property. Residential zoning has been to the PR (Planned Residential) zone with densities ranging from up to 4.5 to up to 12 du/ac.
3. The construction of a 141-unit subdivision is underway 0.65 miles west of the subject property. A portion of the new subdivision abuts the subject property on the northwest side.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSES OF THE APPLICABLE ZONING ORDINANCE.
1. The PR zone provides flexibility for optional land development methods and encourages more imaginative solutions to environmental design problems. There are closed contours that could possibly be sinkholes on the western side of the property, concentrated near the southwestern corner (Exhibit A, Topographical Map).
2. The PR zone also intends to ensure potential development is harmonious with the surrounding area. PR zoning is prevalent in this area, with densities ranging from up to 4.5 to up to 12 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 subject property could yield up to 78 lots at 7 du/ac density based on the minimum lot area alone. If 78 lots were developed, a traffic study would be required.
2. The PR zone ensures that site plans undergo a public review process and obtain Planning Commission approval before construction begins. Site plans will be reviewed to determine whether the proposed development is compatible with the surrounding community.

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 Comprehensive Plan has designated the subject property with the SR (Suburban Residential) Place Type, which allows consideration of the PR zone with a density of 7 du/ac.

2. The PR zone is partially related to the SR place type. Per Appendix H of the Comprehensive Plan, additional approval criteria are required for partially related zones. The proposed rezoning meets the first of these criteria, as the allowable land uses in the PR zone align with the preferred housing mix of the SR place type.
3. The proposed rezoning complies with the Comprehensive Plan's Implementation Policy 5, to create neighborhoods with a variety of housing types and amenities in close proximity. As previously mentioned, the subject property is just north of Ashville Highway, a growing commercial corridor with retail amenities to support a rezoning of this site.
4. The East Knox County Small Area Plan recommends concentrating residential development near development corridors such as Asheville Highway. This property is within 0.20 miles of the development corridor and is designated rural.
5. The subject property is located within the Urban Growth Boundary of the Growth Policy Plan, which encourages a reasonably compact pattern of development.

Action: Approved **Meeting Date:** 8/14/2025

Details of Action: Approve PR (Planned Residential) up to 4.5 du/ac because it is consistent with the Knox County Comprehensive Plan.

Summary of Action: Approve PR (Planned Residential) up to 4.5 du/ac because it is consistent with the Knox County Comprehensive Plan.

Date of Approval: 8/14/2025 **Date of Denial:** **Postponements:** 7/10/2025

Date of Withdrawal: **Withdrawn prior to publication?:** ☐ **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 11/10/2025 **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: Withdrawn **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**