CASE SUMMARY

APPLICATION TYPE: REZONING

Planning
KNOXVILLE | KNOX COUNTY

File Number: 8-E-25-RZ **Related File Number:**

Application Filed: 6/20/2025 **Date of Revision:**

Applicant: NOAH ROBBINS

PROPERTY INFORMATION

General Location: East side of Tazewell Pike, north of Gibbs High School

Other Parcel Info.:

Tax ID Number: 13 050, 051 OTHER: 021 080 **Jurisdiction:** County

Size of Tract: 3.94 acres

Accessibility: Access is via Tazewell Pike, a state-owned minor arterial with a pavement width that varies from 22-48 ft within a 40-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land, Single Family Residential

Surrounding Land Use:

Proposed Use: **Density:**

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

Growth Policy Plan: Planned Growth Area

Neighborhood Context: The subject property is in an area with single family houses on 0.5-1+ acre lots interspersed with undeveloped tracts directly to the north of Gibbs Elementary, Middle, and High Schools. Gibbs Ruritan Park is 0.18 miles to the north, and there is a small commercial node at the intersection with E Emory Road and Tazewell Pike 0.66 miles to the south. There are single family subdivisions to the south along E Emory Road, to the west along Thompson School Road, and to the east along Clapps Chapel Road.

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

Street: 7740 TAZEWELL PIKE

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, it is not an extension.

History of Zoning: In 2006 the property was part of a larger rezoning request from A (Agricultural) to RA (Low Density Residential) that was denied (1-X-06-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 is supported by community and commercial amenities.

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 predominantly residential in nature, consisting of primarily of single family houses on individual lots and in subdivisions, with some small multifamily developments to the south of E Emory Road. There is a commercial and civic node at the intersection of Tazewell Pike and E Emory Road that began developing in the 1990s.
2. This section of Tazewell Pike predominantly features A (Agricultural) zoning, interspersed with properties zoned RA (Low Density Residential) and PR (Planned Residential) with densities ranging from 1 to 4 dwelling units per acre within a mile radius. Nearby rezonings from A to PR began in the 1990s and have increased in frequency since 2020. Subdivision development has primarily been concentrated to the east and south of the subject property along Thompson School Road and E Emory Road.
3. Significant improvements to the Tazewell Pike and E Emory Road intersection were completed in 2017, and further pedestrian improvements were completed in 2023. A pedestrian bridge connecting Gibbs Elementary, Middle, and High Schools is proposed.
4. Gibbs Elementary School was constructed in 2007, and Gibbs Middle School was constructed in 2018. A new stadium was built at Gibbs High School in 2021.

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 4 dwelling units per acre.
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 are compatible with the existing residential and civic 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 and duplexes with Use on Review approval by the Planning Commission. These uses are consistent with the existing residential character, and the increased residential density is supported by nearby community and commercial amenities.
2. The traffic on Tazewell Pike, a state-owned minor arterial, would be minimally affected by a development of this size, and traffic would not be routed through side streets. Tennessee Department of Transportation approval and site distance verification would be required for any new curb cuts.

3. Although the property is near the entrance for Gibbs Elementary and Middle School, the southbound turn lane lies across a median from the subject property, and the northbound turn lane lies to the south of the property. Consequently, school traffic would not be disrupted by additional dwellings on the property.

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 5, to create neighborhoods with a variety of housing types and amenities in close proximity. The lot sizes and allowable uses in the RA zone allow for a wider variety of development than the current A zoning. Rezoning the property would cause a modest increase in density in close proximity to community and commercial amenities.
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:** 8/14/2025

Details of Action:

Summary of Action: Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and is supported by community and commercial amenities.

Date of Approval: 8/14/2025 **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: 9/15/2025 **Date of Legislative Action, Second Reading:**

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

Disposition of Case: Approved with Conditions **Disposition of Case, Second Reading:**

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

Amendments: **Amendments:**

Approve RA (Low Density Residential), subject to the condition that there be only one vehicular access point to Tazewell Pike.

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