

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 2-J-25-RZ                      **Related File Number:**  
**Application Filed:** 12/30/2024              **Date of Revision:**  
**Applicant:** ADRIAN PERJU

## PROPERTY INFORMATION

**General Location:** East side of Sharp Rd, northwest side of Granville Conner Rd  
**Other Parcel Info.:**  
**Tax ID Number:** 56 F E 030                      **Jurisdiction:** County  
**Size of Tract:** 2.77 acres  
**Accessibility:** Access is via Sharp Road, a local street with 18-20-ft of pavement width within a 50-ft right-of-way. Access is also via Granville Conner Road, a local street with 18-ft of pavement width within a 50-ft right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/Forestry/Vacant Land  
**Surrounding Land Use:**  
**Proposed Use:**    **Density:**  
**Planning Sector:** North County              **Plan Designation:** SR (Suburban Residential), HP (Hillside Ridgetop Protection)  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** The surrounding area primarily features single-family dwellings on a range of lot sizes, with a condo development to the west. Commercial and office uses are located along nearby W Emory Road. First Baptist Academy and Powell Elementary lie to the southwest of the property. Beaver Creek and railroad tracks run approximately 0.25 miles south of the property.

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

**Street:** 0 SHARP 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:** 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 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 surrounding area have primarily been residential and civic in nature, consisting largely of single-family, duplex, and townhouse developments. South of the subject property, small-scale commercial developments have been concentrated along W Emory Road.
2. Since the early 1990s, there has been a gradual transition from A (Agricultural) zoning to residential zoning, such as RA (Low Density Residential), RB (General Residential), and PR (Planned Residential) with up to 4 to up to 8 du/ac.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSES OF THE APPLICABLE ZONING ORDINANCE.

1. The RA zone provides for residential areas with low population densities. The RA zone is compatible with the surrounding zoning, which consists of properties zoned A, RA, RB, and PR with up to 4 to 8 du/ac.
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 allowable uses in the RA zone, which are primarily residential and civic in nature, align with the surrounding area's character.

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 considered a low-density residential zone intended to protect the residential environment from the encroachment of uses that do not perform a necessary function to the residential environment. As such, it is not anticipated to adversely impact the surrounding area, which is mainly residential.
2. The subject property is relatively steep, with slopes in the 15-25%, 25-40%, and above 40% ranges (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 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 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 in the RA zone support the intent of the Planned Growth Area.

**Action:** Approved **Meeting Date:** 2/13/2025

**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:** 2/13/2025 **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:** 3/24/2025

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:**

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**