

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 8-G-23-RZ  
**Application Filed:** 6/27/2023  
**Applicant:** CHAD WILHITE

**Related File Number:**  
**Date of Revision:**

## PROPERTY INFORMATION

**General Location:** East side of Childress Rd, north of Pedigo Rd  
**Other Parcel Info.:**  
**Tax ID Number:** 37 G A 035 **Jurisdiction:** County  
**Size of Tract:** 0.89 acres  
**Accessibility:** Access is via Childress Rd, a major collector street with a 16-ft pavement width within 40-ft of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Single Family Residential  
**Surrounding Land Use:**  
**Proposed Use:** **Density:**  
**Planning Sector:** North County **Plan Designation:** LDR (Low Density Residential), HP (Hillside Protection)  
**Growth Policy Plan:** Rural Area  
**Neighborhood Context:** This area consists primarily of agricultural and single family residential dwellings. Lots that access Childress Road directly are typically larger, ranging from .78 acres to over 1 acre.

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

**Street:** 8508 CHILDRESS RD  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** RB (General Residential)  
**Previous Requests:**  
**Extension of Zone:** Yes, from the east.  
**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential), HP (Hillside Protection)  
**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:

Mike Reynolds

Staff Recomm. (Abbr.):

Deny the RB (General Residential) zone because it is inconsistent with the Growth Policy Plan.

Staff Recomm. (Full):

Comments:

This request for RB (General Residential) zoning is permissible in the LDR (Low Density Residential) sector plan designation but not in the Rural Area of the Growth Policy Plan. The PR (Planned Residential) zone, up to 3 du/ac, is permissible in the LDR designation and Rural Area. In order to allow more than 1 dwelling unit on this property, a density of 2.25 du/ac is required.

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 DISTRICTS AFFECTED, OR IN THE COUNTY GENERALLY:

1. The area surrounding the subject property has seen a moderate transition from agricultural to single family residential land use since the early 1970s.
2. The RB (General Residential) zoning to the east was established in 1966 under the former Residential B zoning. At that time, Residential B was a lower intensity zone, with a minimum 15,000 sqft lot size. The Residential A zone was higher intensity, with a minimum 7,500 sqft lot size. In 1967, these two residential zones were amended to be more consistent with the current RA and RB zoning standards. The property retained the Residential B zoning, even though that was then a more intense zone district. The single family subdivision was platted in 1968.
3. To the northwest, a large agricultural property was rezoned from A (Agricultural) to PR (Planned Residential) 1-3 du/ac in 2000. This property is in the Rural Area and this rezoning was around the time the Growth Policy Plan was adopted.
4. To the south, on the north side of the Childress Road and Pedigo Road intersection, a small property was rezoned from A (Agricultural) to RA (Low Density Residential) in 2022. This property is in the Rural Area on the Growth Policy Plan, which does not support the RA zone.
5. To the southwest, a large agricultural property was rezoned from A (Agricultural) to PR (Planned Residential) < 3 du/ac in 2018. This property is in the Rural Area on the Growth Policy Plan.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The RB residential zone provides for medium population density. The principal uses of land may range from houses to multi-dwelling structures or developments.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. The area consists primarily of single family residential and agricultural land uses.
2. This addition of RB zoning could result in an incompatible residential density of up to 12 du/ac as a permitted use (approximately 11 units) and up to 24 du/ac with use on review approval by the Planning Commission (approximately 20 units).

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The proposed RB zone is consistent with the North County Sector Plan's LDR (Low Density Residential) land use designation, which allows consideration of the RB zone as "other zoning to consider". However, the property is classified as Rural Area in the Growth Policy Plan, which does not allow consideration of the RB zone.

2. The subject property is located on Childress Road, a major collector street, and has access to water and sewer infrastructure. These are features that support rezoning to RB.

**Action:** Withdrawn **Meeting Date:** 9/14/2023  
**Details of Action:** Withdrawn  
**Summary of Action:** Withdrawn  
**Date of Approval:** **Date of Denial:** **Postponements:** 8/10/2023  
**Date of Withdrawal:** 9/12/2024 **Withdrawn prior to publication?:**  **Action Appealed?:**

## ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:**

**Date of Legislative Action:**

**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:**