

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 9-N-24-RZ                      **Related File Number:**  
**Application Filed:** 7/26/2024              **Date of Revision:**  
**Applicant:** BLAKLEY DANCE PAVLIS

## PROPERTY INFORMATION

**General Location:** West side of Crippen Rd, southeast of E Emory Road  
**Other Parcel Info.:**  
**Tax ID Number:** 39 06, 08, 09                      **Jurisdiction:** County  
**Size of Tract:** 8.1 acres  
**Accessibility:** Access is via Crippen Road, a minor collector street with a pavement width varying from 18 - 20 ft within a 40-ft right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Multifamily Residential, Agriculture/Forestry/Vacant Land  
**Surrounding Land Use:**  
**Proposed Use:**    **Density:**  
**Planning Sector:** North County              **Plan Designation:** SR (Suburban Residential), SP (Stream Protection)  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** The surrounding area is rural in character, with predominantly residential uses and undeveloped agricultural land.

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

**Street:** 5027 CRIPPEN RD  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RB (General Residential), A (Agricultural), F (Floodway)  
**Former Zoning:**  
**Requested Zoning:** RA (Low Density Residential), F (Floodway)  
**Previous Requests:**  
**Extension of Zone:** Yes, this is an extension of the RA zone.  
**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.

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. The surrounding area is gradually shifting from agricultural to low-density residential uses. In the past three years, three development requests within .34 miles of the subject property have been approved to rezone from A (Agricultural) to RA (Low Density Residential).
2. In 2021, a rezoning from A (Agricultural) to RA (Low-Density Residential) was approved adjacent to the subject property on the south side (9-F-21-RZ).
3. In 2023, a 91-unit subdivision was built 528 feet north of the subject property.

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 residential areas with low population densities. The subject property is surrounded by low-density residential properties and neighborhoods and is a suitable location for the RA zone.
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 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. As such, it is not anticipated to negatively impact the surrounding area, which is mainly residential in character.
2. The minimum lot area in the RA zone is 10,000 sq ft for single-family houses. Based on the minimum lot area alone, the subject property could yield 35 lots.

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 listed as directly related to the SR place type. The land use mix of the SR place type recommends residential, single-family development as the primary use, with attached residential development and civic uses as secondary.
2. The rezoning complies with the Comprehensive Plan's Implementation Policy 2 to ensure new development is sensitive to existing community character. The allowable uses in the RA zone align with the surrounding area's character.
3. The subject property is located within the Planned Growth Area of the Growth Policy Plan, which aims to encourage a reasonably compact pattern of development. The lot size requirements of the RA zone support the intent of the Planned Growth Area.

Action:

Approved

Meeting Date: 9/12/2024

Details of Action:

Summary of Action:

Approve the RA (Low Density Residential) zone because it is consistent with the Knox County

Comprehensive Plan.

**Date of Approval:**

9/12/2024

**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:** 10/21/2024

**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:**