

# CASE SUMMARY

*APPLICATION TYPE: REZONING*



File Number: 10-K-23-RZ    Related File Number:

Application Filed: 8/22/2023    Date of Revision:

Applicant: BB INVESTMENT PROPERTIES, LLC

## **PROPERTY INFORMATION**

General Location: West side of Byington Beaver Ridge Rd, north of Byington Solway Rd

Other Parcel Info.:

Tax ID Number: 90 116    Jurisdiction: County

Size of Tract: 4.97 acres

Accessibility: Access is via Byington Beaver Ridge Rd, a major collector with a 21-ft pavement width within a 50-ft right-of-way.

## **GENERAL LAND USE INFORMATION**

Existing Land Use: Rural Residential

Surrounding Land Use:

Proposed Use:    Density: up to 5 du/ac

Sector Plan: Northwest County    Sector Plan Designation: LDR (Low Density Residential)

Growth Policy Plan: Planned Growth Area

Neighborhood Context: There are several large manufacturing businesses in close proximity. There are also several housing options including a manufactured home park, duplexes, single family residential homes and nearby schools. The area has a rail line.

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

Street: 2713 BYINGTON BEAVER RIDGE RD

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

## **ZONING INFORMATION (where applicable)**

Current Zoning: RA (Low Density Residential)

Former Zoning:

Requested Zoning: PR (Planned Residential)

Previous Requests:

Extension of Zone: No it is not an extension.

History of Zoning: None noted.

## **PLAN INFORMATION (where applicable)**

Current Plan Category: LDR (Low Density Residential)

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:

Naomi Hansen

Staff Recomm. (Abbr.):

Approve the PR (Planned Residential) zone up to 4 du/ac because it is consistent with the sector plan and surrounding development, subject to 1 condition.

Staff Recomm. (Full):

1. Provide a Type "A" landscape screen within a landscape buffer strip a minimum of fifteen (15) feet in width adjacent to industrial property to the west.

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 DISTRICTS AFFECTED, OR IN THE COUNTY GENERALLY:

1. Historical aerials show that sometime between 2016 and 2018, Karns Valley Drive, a major arterial, was extended south of Oak Ridge Highway to connect to Westcott Boulevard. Karns Valley Drive is part of a network of classified streets in this area. Its connection to Westcott Drive increases accessibility of this property, as Westcott Drive connects to Byington Beaver Ridge Road via Byington Solway Road.
2. The Karns Valley Business Park north of Karns High School was developed in 2020.

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

1. The PR zone provides flexibility for residential development. The PR zone with up to 4 du/ac is similar to the density allowed by the surrounding RA zone, which allows 10,000 sq ft lots, but the flexibility of the PR zone would allow clustering of lots closer to the northern lot line farther away from the industrial-zoned property to the south.
2. The property is located within 1 mile of Karns High and Karns Elementary Schools.

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. This property is in an area with a mix of residential zones and densities along with industrial and civic uses. There is a large industrial node to the south, and this property abuts the I (Industrial) zone.
2. The minimum lot size requirement of the property's current RA zone equates to a density of 4.356 du/ac. The recommendation to approve the PR zone at 4 du/ac keeps the maximum number of dwelling units that could be built similar to what would be allowed under the current zoning. However, the PR zone allows clustering, which would enable dwellings to be built farther from the I zone.
3. Built out at 4 du/ac, this property could be developed with approximately 19 dwelling units. The current RA zoning could allow up to 21 dwellings. The requested density of 5 du/ac could allow up to 25 dwellings.
4. Development plan approval is required in the PR zone.
5. Access would be off of Byington Beaver Ridge Road which is by managed by TN Department of Transportation (TDOT). Access will require TDOT approval.
6. The property is located within the parental responsibility zone. However, there are no sidewalks leading to nearby schools.
7. There appears to be a blue-line stream near the front of the property behind the existing house. Site plans would be required to meet the requirements of the Knox County Stormwater Ordinance.

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 subject property is designated with the LDR (Low Density Residential) land use classification in

the Northwest County Sector Plan, which allows consideration of the PR zone in the Planned Growth Boundary of the Growth Policy Plan.

2. Growth Plan Policy 9.5: Avoid locating residences or other noise-sensitive land uses in locations that will be subject to excessive noise. The subject property could be subject to excessive noise from the industrial businesses. The property to the south is currently vacant and well-vegetated, providing a natural buffer. In the event that the property is developed for industrial uses, a landscape screen would be required by article 4.10.11. The property to the west does not currently have a buffer and staff recommends requiring a Type A buffer as a condition of approval.

3. The proposed rezoning is consistent with the Growth Plan's development policy 9.8 - Encourage a mixture of housing sizes and prices within planned residential developments.

**Action:** Approved with Conditions **Meeting Date:** 11/9/2023

**Details of Action:**

**Summary of Action:** Approve the PR (Planned Residential) zone up to 4 du/ac because it is consistent with the sector plan and surrounding development, subject to 1 condition.

**Date of Approval:** 11/9/2023 **Date of Denial:** **Postponements:** 10/5/2023

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

### **LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knox County Commission

**Date of Legislative Action:** 12/18/2023

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

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:** Approved

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**