

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 3-C-23-RZ                      **Related File Number:**  
**Application Filed:** 1/13/2023              **Date of Revision:**  
**Applicant:** JONATHAN LAYMAN

## PROPERTY INFORMATION

**General Location:** Northeast corner of Beaver Ridge Rd & Oak Ridge Hwy, east of Schaad Rd  
**Other Parcel Info.:**  
**Tax ID Number:** 79 J A 011                      **Jurisdiction:** County  
**Size of Tract:** 0.63 acres  
**Accessibility:** Access is via Beaver Ridge Rd, a local street with a 23-ft pavement width within a 43-ft to 65-ft right-of-way. Access is also via Oak Ridge Hwy, a major arterial street with an 80-ft pavement width within a 112-ft right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/Forestry/Vacant Land  
**Surrounding Land Use:**  
**Proposed Use:**    **Density:**  
**Sector Plan:** Northwest City              **Sector Plan Designation:** LDR (Low Density Residential), HP (Hillside Protec  
**Growth Policy Plan:** Urban Growth Area (Outside City Limits)  
**Neighborhood Context:** This property is located at the edge of a single family residential neighborhood near a commercial node along Oak Ridge Highway.

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

**Street:** 0 BEAVER RIDGE 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:** No  
**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:

Jessie Hillman

Staff Recomm. (Abbr.):

Approve the RB (General Residential) zone because it is consistent with the sector plan and surrounding development supports more residential intensity, subject to 2 conditions.

Staff Recomm. (Full):

Zoning Conditions:

1. Preserving vegetation along the slope that exceeds 25% at the rear border of the property, as shown in red in the attached slope analysis.
2. Maintaining a 20-ft vegetative buffer along the property lines that abut single family residential homes if proposed residential development on the subject property exceeds 5 dwelling units per acre.

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 CITY/COUNTY GENERALLY:

1. The area surrounding the subject property has seen numerous upgrades and developments to support consideration of more residential intensity on the subject property.
2. The Grassy Creek shopping center is a service-oriented commercial node in development 1/4 mile west of the subject property. A large grocery store and gas service station are complete and operational at this stage.
3. The subject property is located along Oak Ridge Highway, a major arterial street that was upgraded in 2016 with sidewalks and additional lanes. A new intersection at Schaad Rd and Oak Ridge Highway was constructed in 2008, where the shopping center is located, and it provides signalized crosswalks for pedestrian access to this amenity.

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

1. The RB (General Residential) zone is intended for medium density residential development. A multi-dwelling project with up to 12 dwelling units per acre is permitted by right. Considering the subject property's short distance from a major arterial street providing walking access to a commercial node, the RB zone is an appropriate consideration at this location.

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. It is important to note that the subject property is located at the edge of a single family neighborhood, with close proximity to Oak Ridge Highway. This location should protect nearby residents from undue traffic congestion along the local residential street of Beaver Ridge Rd.
2. The property is forested and within the Hillside Protection (HP) area, but 94% of the parcel has slopes below a 25% grade. Any future development plan will be reviewed by County Engineering to address stormwater management issues.
3. With staff's recommended conditions regarding slope protection and vegetative buffers, there are no adverse impacts anticipated with the proposed rezoning to RB.

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 has a LDR (Low Density Residential) land use classification in the Northwest City Sector Plan. The RB zone is listed as an alternative zone that can be considered.
2. The proposed rezoning is consistent with the subject property's location in the Urban Growth

Boundary of the Growth Policy Plan.

3. The requested RB zone is not in conflict with the General Plan or any other adopted plans.

**Action:** Approved with Conditions **Meeting Date:** 3/9/2023

**Details of Action:**

**Summary of Action:** Approve the RB (General Residential) zone because it is consistent with the sector plan and surrounding development supports more residential intensity, subject to 2 conditions.

**Date of Approval:** 3/9/2023 **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:** 4/24/2023

**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:**