

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 4-B-20-RZ                      **Related File Number:**  
**Application Filed:** 2/11/2020              **Date of Revision:**  
**Applicant:** DANNY KIRBY / DK DEVELOPMENT

## PROPERTY INFORMATION

**General Location:** East side of Beeler Rd., south of Emory Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 20 21401                      **Jurisdiction:** County  
**Size of Tract:** 14.25 acres  
**Accessibility:** Beeler Road is a major collector with a pavement width of 15.3 ft. and a right-of-way width of 60 ft.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Agricultural/forestry/vacant  
**Surrounding Land Use:**  
**Proposed Use:**    **Density:** 5 du/ac  
**Sector Plan:** Northeast County              **Sector Plan Designation:** LDR  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area consists of single family residential uses. Surrounding properties were rezoned to PR in the mid-1990s and in 2007. Lot sizes in the adjacent PR neighborhood to the north are mostly 0.20 acres; lot sizes of the nearest lots in the PR development to the west are approximately 1 to 1.5 acres.

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

**Street:** 6848 Beeler Rd.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** PR (Planned Residential)  
**Previous Requests:**  
**Extension of Zone:** Yes, PR zoning is adjacent to the north with up to 5 du/ac and to the east with up to 2 du/ac  
**History of Zoning:** None noted for this property

## 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

Variations Requested:

S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge: Michelle Portier

Staff Recomm. (Abbr.): Approve PR (Planned Residential) zoning at 5 du/ac, because it is consistent with the Northeast County Sector Plan's LDR (Low Density Residential) designation and consistent with surrounding development.

Staff Recomm. (Full):

Comments: REZONING REQUIREMENTS FROM ZONING ORDINANCES (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. There is an increased need for small-scale housing in Knox County. The proposed rezoning will create an increased opportunity for a greater number of dwelling units that could help meet this demand.

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

1. The proposed amendment to PR zoning is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational, and cultural facilities which are integrated with the total project by unified architectural and open space treatment.
2. Each planned unit development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the planning commission by review of the development plans.

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. Built at allowed maximum density, the development could hold up to 71 dwelling units, which would generate approximately 759 trips per day and trigger a traffic impact analysis. 71 dwellings is just over the threshold for such an analysis, so if the developer builds less units, a traffic impact analysis may not be required.
2. There are some constraints that will need to be addressed during the development review process:
  - a. Beeler Road is very narrow at 15.3 ft. wide
  - b. The property is located in FEMA Flood Zone X but does not contain any floodplain areas. However, the floodway crosses Beeler Rd to the south and E. Emory Rd. to the northwest and northeast, which may cause access problems for residents.

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 current sector plan designation supports PR zoning with up to 5 du/ac in the Planned Growth Area of Knox County.

Action: Approved

Meeting Date: 4/9/2020

Details of Action:

Summary of Action: Approve PR (Planned Residential) zoning at 5 du/ac, because it is consistent with the Northeast County Sector Plan's LDR (Low Density Residential) designation and consistent with surrounding

development.

**Date of Approval:**

4/9/2020

**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:** 5/26/2020

**Date of Legislative Action, Second Reading**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:** Approved as Modified

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

Approved PR zoning up to 3.25 du/ac

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**