

# CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 4-U-22-RZ  
Application Filed: 2/28/2022  
Applicant: MATTHEW BALL

Related File Number:  
Date of Revision:

## PROPERTY INFORMATION

**General Location:** North side of W. Beaver Creek Drive, north of Beelertown Road  
**Other Parcel Info.:**  
**Tax ID Number:** 56 133 (PART OF) **Jurisdiction:** County  
**Size of Tract:** 12.5 acres  
**Accessibility:** Access is via W Beaver Creek Drive, a major arterial with a pavement width of 21-ft within a right-of-way width of 70-ft.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/forestry/vacant  
**Surrounding Land Use:**  
**Proposed Use:** **Density:** up to 5 du/ac  
**Sector Plan:** North County **Sector Plan Designation:** LDR (Low Density Residential) & SP (Stream Protection)  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area along the northside W. Beaver Creek Drive primarily consists of single-family residential lots that are larger than an acre size with smaller residential lots across the street.

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

**Street:** 1331 W. Beaver Creek Dr.  
**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:** No  
**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:

Liz Albertson

Staff Recomm. (Abbr.):

Staff recommends approval of PR (Planned Residential) zoning up to 5 du/ac because it is consistent with sector plan and the surrounding development.

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 DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. Powell Drive was constructed in this area around 2016, providing for additional traffic capacity in the area.
2. The subject property is adjacent to an OB (Office, Medical and Related Services) zoning that occurred in 2017 after the new road, Powell Drive, was constructed.

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

1. The regulations established in the PR zone are intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems, a portion of this property is within the 100-year and 500-year floodplain of a tributary of Beaver Creek.
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. This area of the County is comprised of a mix of zoning including A, RA, OB and PR. The addition of more PR zoning up to 5 du/ac is compatible with the trend of development in this area, particularly as the surrounding RA zoning permits a minimum lot size of 10,000-sqft.
2. If the requested density of 5 du/ac for 12.5 acres of property is approved, the development could yield up to approximately 62 dwellings. These are preliminary calculations and do not take into consideration road infrastructure or stormwater facilities.

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 North County Sector Plan's LDR designation supports up to 5 du/ac in the County's Planned Growth Area.
2. The proposed amendment is not in conflict with any other adopted plan.

Action:

Approved

Meeting Date: 4/14/2022

Details of Action:

Summary of Action:

Staff recommends approval of PR (Planned Residential) zoning up to 5 du/ac because it is consistent with sector plan and the surrounding development.

Date of Approval:

4/14/2022

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:** 5/23/2022

**Ordinance Number:**

**Disposition of Case:** Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

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

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**